

# CITY OF RENO

## Planning Commission

### February 5, 2014

### Staff Report

Agenda #

V1-2

Ward #

4 & 5

**CASE NO.:** LDC14-00022 (TOD Boundaries and Secondary Corridors – Zoning Map Amendment)

**APPLICANT:** City of Reno

**APN NUMBER:** See Exhibit A

**REQUEST:** This is a request for a zoning map amendment to: (1) change zoning designations from HC (Hotel Casino) on ±29.65 acres, CC (Community Commercial) on ±35.91 acres and TC (Washoe County's Tourist Commercial) on ±12.27 acres to MU/WGRC (Mixed Use/Western Gateway Regional Center Overlay); from GR (Washoe County's General Rural) to OS (Open Space) on ±10 acres; from PSF (Washoe County's Public and Semipublic Facilities) to PF (Public Facility) on ±47.78 acres; from GR (Washoe County's General Rural) to PF (Public Facility) on ±.55 acres; from GC (Washoe County's General Commercial) to CC (Community Commercial) on ±16.49 acres; from I (Washoe County's Industrial) to CC (Community Commercial) on ±5.79 acres; from I (Industrial) to CC (Community Commercial) on ±12.46 acres; from UT40 (Unincorporated Transition – 40 Acres) to LLR1 (Large Lot Residential – 1 acre) on ±2.63 acres; from GR (Washoe County's General Rural) to LLR1 (Large Lot Residential – 1 acre) on ±7.66 acres; from MDS (Washoe County's Medium Density Suburban) to SF15 (Single Family Residential – 15,000 square feet) on ±3.48 acres and from GR (Washoe County's General Rural) to LLR.5 (Large Lot Residential - .5 acres) on ±5.91 acres in the area formerly identified as the West 4<sup>th</sup> Street Transit Oriented Development Corridor – Western Gateway Plan Area; and (2) change the zoning designations from MU/NVTC (Mixed Use/North Virginia Transit Corridor Overlay) to AC (Arterial Commercial) on ±34.25 acres; CC (Community Commercial) on ±.35 acres; I (Industrial) on ±22.18 acres; IB (Industrial Business) on ±8.1 acres; IC (Industrial Commercial) on ±31.82 acres; MF14 (Multifamily - 14 units per acre) on ±128.77 acres; MF21 (Multifamily - 21 units per acre) on ±1.5 acres; MF30 (Multifamily - 30 units per acre) on ±193.67 acres and PF (Public Facility) on ±171.81 acres in

certain areas formerly identified within the North Virginia Street Transit Oriented Development Corridor Plan; and (3) change the zoning designation from SF6 (Single Family Residential – 6,000 square feet) to MU/NVTC (Mixed Use/North Virginia Transit Corridor Overlay) on a ±64.05 acre parcel located ±1,280 feet northwest of the intersection of North Virginia Street and Lemmon Drive.

**LOCATION:** Certain areas formerly identified within the West 4<sup>th</sup> Street and North Virginia Street Transit Oriented Development Corridor Plans.

**PROPOSED MOTION:** Based upon compliance with the applicable findings, I move to recommend that City Council approve the zoning map amendment by ordinance.

**BACKGROUND:** In 2012 the Reno City Council directed staff to review the boundaries, policies and standards related to Transit Oriented Development (TOD) Corridors. The reasons given were that some developers were having a difficult time meeting the standards and that some areas, North and South Virginia Streets and the Gold Ranch (Verdi) area in particular, may not be appropriate for TOD Development. Numerous workshops and meetings were held since the initiation to identify the specific issues needing modification. In December of 2013, the City Council upheld the recommendation of the Planning Commission and adopted the revisions to the Master Plan TOD Corridor Plans through case LDC14-00001 (Master Plan Amendment TOD Boundaries and Secondary Corridors). The Truckee Meadows Regional Planning Commission found this request in conformance with the Regional Plan at their January 22, 2014 public hearing.

A zoning map amendment is necessary to implement changes made to plan area boundaries for the North Virginia and West Fourth Street Transit Oriented Development Corridor Plans and the Western Gateway Regional Center Plan boundaries to ensure consistency with the new Master Plan land use designations. These changes affect a total of 1,418 parcels and are discussed under specific headings below.

*West 4<sup>th</sup> Street Transit Oriented Development Corridor Plan (W4TC):*

The area located near the California State line identified as the Western Gateway Plan Area was removed from the W4TC plan by the City Council through LDC14-00001. As a part of this action, nine parcels in the area of Terrible's Gold Ranch Casino were transferred into the Western Gateway Regional Center Plan area with the remainder of the parcels assigned traditional City of Reno Master Plan land use designations. Conforming City zoning must be assigned to the affected parcels and the proposed zone changes are illustrated in the map entitled "Verdi Area" included with the attached ordinance (**Exhibit A**).

*North Virginia Street Transit Oriented Development Corridor (NVTC):*

Numerous properties that are partially developed or fully constructed were removed from the NVTC plan area by the City Council through LDC14-00001 and those Master Plan land use designations in place prior to the adoption of the NVTC were reinstated. One exception was the ±64 acre site formerly known as Amber Meadows, where the property was returned to the NVTC plan area after having been removed in 2011. Accordingly, all parcels within the subject area are proposed to return to the zoning designations that were in place prior to adoption of the North Virginia Transit Corridor zoning with the exception of the Amber Meadows property proposed to return to the MU/NVTC (Mixed Use/North Virginia Transit Corridor) zone. The proposed zone changes are illustrated in four maps entitled “NVTC Area 1-4” included with the attached ordinance (**Exhibit A**).

**ANALYSIS:**

Zoning Map Amendment Findings: Except as noted, parcels removed from the W4TC plan were assigned City zoning translated from the existing Washoe County zoning designations through a direct translation of zoning per Reno Municipal Code Table 18.08-2A “City of Reno Master Plan Land Use and Zoning Based on County Plan or Zoning” (**Exhibit B**). Zoning designations in both the W4TC and NVTC areas have been previously vetted through the public process. The allowed land uses are compatible with the Master Plan land use designations and all applicable findings (**ZMA findings a-o**) can be made.

There are two areas proposed for zoning designations that were not previously established onsite. Findings are specifically addressed below under respective headings.

***W4TC Area – Western Gateway Regional Center Plan Area (Exhibit C)***

Nine parcels within the former W4TC plan area were transferred into the expanded boundaries of the Western Gateway Regional Center Plan area as a part of LDC14-00001 and include the Terrible’s Gold Ranch Casino. Master Plan Policy CD-8 states that existing non-restricted gaming uses should be allowed in TOD Corridors and five of the regional centers, including the Western Gateway Regional Center. Existing zoning for the parcels are all nonconforming and include the City’s HC (Hotel Casino) designation on ±29.54 acres, CC (Community Commercial) on ±35.91 acres and Washoe County’s TC (Tourist Commercial) designation on ±12.27 acres. The only conforming zoning for this expanded area is the MU/WGRC (Mixed Use/Western Gateway Regional Center) zones. Specific findings are discussed below:

The proposed MU/WGRC zoning would have a negligible impact on air and water quality as similar uses are allowed by right in the existing HC, TC and CC zoning districts (**ZMA finding a**). This request would not impact open space as the area contains no natural or scenic resources that require protection (**ZMA finding b**). Access to solar or wind resources would not be directly impacted through this zone change (**ZMA findings c and n**). Energy consumption and the use of energy efficient products can be addressed through code compliance at such time as new construction is proposed (**ZMA finding d**). Further development of these parcels under the MU/WGRC zoning designation would not necessarily require any new or expanded recreational facilities as comparable residential uses are allowed in the existing CC zoning designation (**ZMA finding e**).

The subject properties are not located within a flood zone or an area subject to landslides or other natural disasters. As such, further development of the site under MU/WGRC standards would not require any special protection (**ZMA finding f**). This amendment has the potential to support the Population Plan if multifamily housing is proposed and therefore accommodate forecasted population growth (**ZMA findings g and l**).

General provision of infrastructure, including transportation and public facilities for development has been accounted for in the Public Services, Facilities and Infrastructure Plan. The proposed zone change would not substantially impact the requirements for service and infrastructure provision, create a significant financial impact to the City or impact existing communities as the current HC, TC and CC zoning allow for comparable land uses and site intensity (**ZMA findings h - m**).

The subject properties are situated such that existing or any future buildings on the sites could incorporate solar and/or wind systems (**ZMA finding n**). **Finding o** is not applicable as there are no military facilities located near this property; however, military commanders are advised of all zone change applications and no comments were received.

Given the above, the uses anticipated with this zoning map amendment are consistent and compatible with existing and planned land uses surrounding the site.

#### ***W4TC Area – Crystal Park Road (Exhibit D)***

Six parcels within the vicinity of Crystal Park Road are proposed to change from I (Industrial) to CC (Community Commercial) on ±24 acres. The parcels are vacant with the exception of two parcels featuring an existing outdoor storage facility and equipment shop. These parcels were originally assigned the Special Planning Area – West 4<sup>th</sup> Street Transit Corridor - Tourist Commercial Master Plan land use designation as a part of amendments made to the W4TC plan in 2009. Corresponding zoning was never adopted for this area; however, it was anticipated to facilitate a modified version of the MU/W4TC (Mixed Use/W4TC) zone specific to the area. These parcels were assigned the Urban Residential/Commercial land use designation as a part of LDC14-00001 and



the existing I (Industrial) zoning designation is no longer conforming to the Master Plan. Since these parcels are proposed to change to the CC (Community Commercial) zone and are not being assigned a direct translation of previous zoning; appropriate findings are discussed below:

The proposed CC zoning allows for similar commercial intensity as those allowed in the existing I zone but would prohibit potentially incompatible heavy industrial uses currently entitled in this environmentally sensitive area. If the CC designation is approved, subsequent development requests compliant with City Code and adopted zoning would address issues related to allowed uses, buffering, architecture, lighting and operational characteristics appropriate for the site. The proposed CC zoning allows for many of the same commercial land uses of the property as are currently entitled with the I zone and would further development that is commensurate with the character of the physical limitations of the land, the relative suitability of the land for development and the protection of existing neighborhoods (**ZMA findings I and j**).

This request would not impact open space or significantly affect existing views or access to solar resources as the area is already entitled for industrial development (**ZMA findings b&c**). General provision of infrastructure, including transportation and public facilities for development has been accounted for in the Public Services, Facilities and Infrastructure Plan. The proposed change would not substantially impact the requirements for service and infrastructure provision when compared to the existing zoning (**ZMA finding h**).

Uses allowed within the CC zone are less likely to negatively impact air and water quality than those allowed in the existing I designation, which allows for industrial land uses that may have a greater environmental impact (**ZMA finding a**). Energy consumption and the use of energy efficient products can be evaluated at such time as new construction is proposed (**ZMA finding d**). Development of these properties would not necessarily require any new or expanded recreational facilities and this need would be evaluated during the SUP process should residential development of more than four units be proposed (**ZMA finding e**).

Portions of the subject properties are located within Flood Zone A and standard code requires all development to provide appropriate flood mitigation or avoidance (**ZMA finding f**). This amendment has the potential to support the Population Plan if multifamily housing is proposed within the CC zone and therefore accommodate forecasted population growth (**ZMA findings g and i**).

Potential development of the land under the CC zone is anticipated to have less environmental and aesthetic impact when compared to the industrial uses and site design standards applicable to the existing I zone and therefore further promote the health and general welfare (**ZMA finding k**). Crystal Park road provides access to three existing single family homes south of the site. Future development under the CC zoning would likely have less impact to nearby residential uses than what is allowed in the

existing I zone (**ZMA finding m**). **Finding o** is not applicable as there are no military facilities located near this property; however, military commanders are advised of all zone change applications and no comments were received.

Given the above, the uses anticipated with this zoning map amendment are consistent and compatible with existing and planned land uses surrounding the site.

Master Plan: The requested zone changes are consistent with the assigned Master Plan land use designations and required to ensure conformance. Tables 18.08-4 and 5 illustrate allowed uses in all existing and proposed zoning designations (**Exhibit E**).

**LEGAL REQUIREMENTS:**

NRS 278.250(2)                      Zoning Map Amendment - General

**FINDINGS:**

Zoning Map Amendment: General zoning map amendment requirements. In order to approve any zoning map amendment, the Planning Commission and City Council shall find that the zoning is in accordance with the Master Plan for land use and be designed, as applicable:

- a. To preserve the quality of air and water resources.
- b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment.
- c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments.
- d. To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings.
- e. To provide for recreational needs.
- f. To protect life and property in areas subject to floods, landslides and other natural disasters.
- g. To conform to the adopted population plan, if required by NRS 278.170.
- h. To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles.

- i. To ensure that the development on land is commensurate with the character of the physical limitations of the land.
- j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development.
- k. To promote health and the general welfare.
- l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing.
- m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods.
- n. To promote systems which use solar or wind energy.
- o. To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.

Staff: Nathan Gilbert, AICP, Associate Planner

EXPLANATION: *Matter in italics is new*; Matter in brackets [ ] is material to be omitted.

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.08 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING", TO: (1) CHANGE ZONING DESIGNATIONS FROM HC (HOTEL CASINO) ON ±29.65 ACRES, CC (COMMUNITY COMMERCIAL) ON ±35.91 ACRES AND TC (WASHOE COUNTY'S TOURIST COMMERCIAL) ON ±12.27 ACRES TO MU/WGRC (MIXED USE/WESTERN GATEWAY REGIONAL CENTER OVERLAY); FROM GR (WASHOE COUNTY'S GENERAL RURAL) TO OS (OPEN SPACE) ON ±10 ACRES; FROM PSF (WASHOE COUNTY'S PUBLIC AND SEMIPUBLIC FACILITIES) TO PF (PUBLIC FACILITY) ON ±47.78 ACRES; FROM GR (WASHOE COUNTY'S GENERAL RURAL) TO PF (PUBLIC FACILITY) ON ±.55 ACRES; FROM GC (WASHOE COUNTY'S GENERAL COMMERCIAL) TO CC (COMMUNITY COMMERCIAL) ON ±16.49 ACRES; FROM I (WASHOE COUNTY'S INDUSTRIAL) TO CC (COMMUNITY COMMERCIAL) ON ±5.79 ACRES; FROM I (INDUSTRIAL) TO CC (COMMUNITY COMMERCIAL) ON ±12.46 ACRES; FROM UT40 (UNINCORPORATED TRANSITION – 40 ACRES) TO LLR1 (LARGE LOT RESIDENTIAL – 1 ACRE) ON ±2.63 ACRES; FROM GR (WASHOE COUNTY'S GENERAL RURAL) TO LLR1 (LARGE LOT RESIDENTIAL – 1 ACRE) ON ±7.66 ACRES; FROM MDS (WASHOE COUNTY'S MEDIUM DENSITY SUBURBAN) TO SF15 (SINGLE FAMILY RESIDENTIAL – 15,000 SQUARE FEET) ON ±3.48 ACRES AND FROM GR (WASHOE COUNTY'S GENERAL RURAL) TO LLR.5 (LARGE LOT RESIDENTIAL - .5 ACRES) ON ±5.91 ACRES IN THE AREA FORMERLY IDENTIFIED AS THE WEST 4<sup>TH</sup> STREET TRANSIT ORIENTED DEVELOPMENT CORRIDOR – WESTERN GATEWAY PLAN AREA; AND (2) CHANGE THE ZONING DESIGNATIONS FROM MU/NVTC (MIXED USE/NORTH VIRGINIA TRANSIT CORRIDOR OVERLAY) TO AC (ARTERIAL COMMERCIAL) ON ±34.25 ACRES; CC (COMMUNITY COMMERCIAL) ON ±.35 ACRES; I (INDUSTRIAL) ON ±22.18 ACRES; IB (INDUSTRIAL BUSINESS) ON ±8.1 ACRES; IC (INDUSTRIAL COMMERCIAL) ON ±31.82 ACRES; MF14 (MULTIFAMILY - 14 UNITS PER ACRE) ON ±128.77 ACRES; MF21 (MULTIFAMILY - 21 UNITS PER ACRE) ON ±1.5 ACRES; MF30 (MULTIFAMILY - 30 UNITS PER ACRE) ON ±193.67 ACRES AND PF (PUBLIC FACILITY) ON ±171.81 ACRES IN CERTAIN AREAS FORMERLY IDENTIFIED WITHIN THE NORTH VIRGINIA STREET TRANSIT ORIENTED DEVELOPMENT CORRIDOR PLAN; AND (3) CHANGE THE ZONING DESIGNATION FROM SF6 (SINGLE FAMILY RESIDENTIAL – 6,000 SQUARE FEET) TO MU/NVTC (MIXED USE/NORTH VIRGINIA TRANSIT CORRIDOR OVERLAY) ON A ±64.05 ACRE PARCEL LOCATED ±1,280 FEET NORTHWEST OF THE INTERSECTION OF NORTH VIRGINIA STREET AND LEMMON DRIVE; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

SPONSORED BY: RENO CITY PLANNING COMMISSION

THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. Chapter 18.08 of the Reno Municipal Code is hereby amended by adding thereto a new section to be known as Section 18.08.102(b).1301 relating to: (1) change zoning designations from HC (Hotel Casino) on ±29.65 acres, CC (Community Commercial) on ±35.91 acres and TC (Washoe County's Tourist Commercial) on ±12.27 acres to MU/WGRC (Mixed Use/Western Gateway Regional Center Overlay); from GR (Washoe County's General Rural) to OS (Open Space) on ±10 acres; from PSF (Washoe County's Public and Semipublic Facilities) to PF (Public Facility) on ±47.78 acres; from GR (Washoe County's General Rural) to PF (Public Facility) on ±.55 acres; from GC (Washoe County's General Commercial) to CC (Community Commercial) on ±16.49 acres; from I (Washoe County's Industrial) to CC (Community Commercial) on ±5.79 acres; from I (Industrial) to CC (Community Commercial) on ±12.46 acres; from UT40 (Unincorporated Transition – 40 Acres) to LLR1 (Large Lot Residential – 1 acre) on ±2.63 acres; from GR (Washoe County's General Rural) to LLR1 (Large Lot Residential – 1 acre) on ±7.66 acres; from MDS (Washoe County's Medium Density Suburban) to SF15 (Single Family Residential – 15,000 square feet) on ±3.48 acres and from GR (Washoe County's General Rural) to LLR.5 (Large Lot Residential - .5 acres) on ±5.91 acres in the area formerly identified as the West 4<sup>th</sup> Street Transit Oriented Development Corridor – Western Gateway Plan Area; and (2) change the zoning designations from MU/NVTC (Mixed Use/North Virginia Transit Corridor Overlay) to AC (Arterial Commercial) on ±34.25 acres; CC (Community Commercial) on ±.35 acres; I (Industrial) on ±22.18 acres; IB (Industrial Business) on ±8.1 acres; IC (Industrial Commercial) on ±31.82 acres; MF14 (Multifamily - 14 units per acre) on ±128.77 acres; MF21 (Multifamily - 21 units per acre) on ±1.5 acres; MF30 (Multifamily - 30 units per acre) on ±193.67 acres and PF (Public Facility) on ±171.81 acres in certain areas formerly identified within the North Virginia Street Transit Oriented Development Corridor Plan; and (3) change the zoning designation from SF6 (Single Family Residential – 6,000 square feet) to MU/NVTC (Mixed Use/North Virginia Transit Corridor Overlay) on a ±64.05 acre parcel located ±1,280 feet northwest of the intersection of North Virginia Street and Lemmon Drive, and more particularly described in the attached "Exhibit A, the same to read as follows:

*Sec. 18.08.102(b).1301. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC14-00022, thereby changing the use of land indicated therein, relating to: (1) change zoning designations from HC (Hotel Casino) on ±29.65 acres, CC (Community Commercial) on ±35.91 acres and TC (Washoe County's Tourist Commercial) on ±12.27 acres to MU/WGRC (Mixed Use/Western Gateway Regional Center Overlay); from GR (Washoe County's General Rural) to OS (Open Space) on ±10 acres; from PSF (Washoe County's Public and Semipublic Facilities) to PF (Public Facility) on ±47.78 acres; from GR (Washoe County's General Rural) to PF (Public Facility) on ±.55 acres; from GC (Washoe County's General Commercial) to CC (Community Commercial) on ±16.49 acres; from I (Washoe County's Industrial) to CC (Community Commercial) on ±5.79 acres; from I (Industrial) to CC (Community Commercial) on ±12.46 acres; from UT40 (Unincorporated Transition – 40 Acres) to LLR1 (Large Lot Residential – 1 acre) on ±2.63 acres; from GR (Washoe County's General Rural) to LLR1 (Large Lot Residential – 1 acre) on ±7.66 acres; from MDS (Washoe County's Medium Density Suburban) to SF15 (Single Family Residential – 15,000 square feet) on ±3.48 acres and from GR (Washoe County's General Rural) to LLR.5 (Large Lot Residential - .5 acres) on ±5.91 acres in the area formerly identified as the West 4<sup>th</sup> Street Transit Oriented Development Corridor – Western Gateway Plan Area; and (2) change the zoning designations from MU/NVTC (Mixed Use/North Virginia Transit Corridor Overlay) to AC (Arterial Commercial) on ±34.25 acres; CC (Community Commercial) on ±.35 acres; I (Industrial) on ±22.18 acres; IB (Industrial Business) on ±8.1 acres; IC (Industrial Commercial) on ±31.82 acres; MF14 (Multifamily - 14 units per acre) on ±128.77 acres; MF21 (Multifamily - 21 units per acre) on ±1.5 acres; MF30 (Multifamily - 30 units per acre) on ±193.67 acres and PF (Public Facility) on ±171.81 acres in certain areas formerly identified within the North Virginia Street Transit Oriented Development Corridor Plan; and (3) change the zoning designation from SF6 (Single Family Residential – 6,000 square feet) to MU/NVTC (Mixed Use/North Virginia Transit Corridor Overlay) on a ±64.05 acre parcel located ±1,280 feet northwest of the intersection of North Virginia Street and Lemmon Drive, and more particularly described in the attached "Exhibit A."*

SECTION 2. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno, and upon approval of the Master Plan Amendments by the Truckee Meadows Regional Planning Agency for Case No. LDC14-00001 (Master Plan Amendment TOD Boundaries and Secondary Corridors).

SECTION 3. The City Clerk and Clerk of the City Council of the City of Reno is hereby authorized and directed to have this Ordinance published in one issue of the Reno-Gazette Journal, a newspaper printed and published in the City of Reno.

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_, by the following vote of the Council:

AYES:\_\_\_\_\_

NAYS:\_\_\_\_\_

ABSTAIN:\_\_\_\_\_ABSENT:\_\_\_\_\_

APPROVED this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

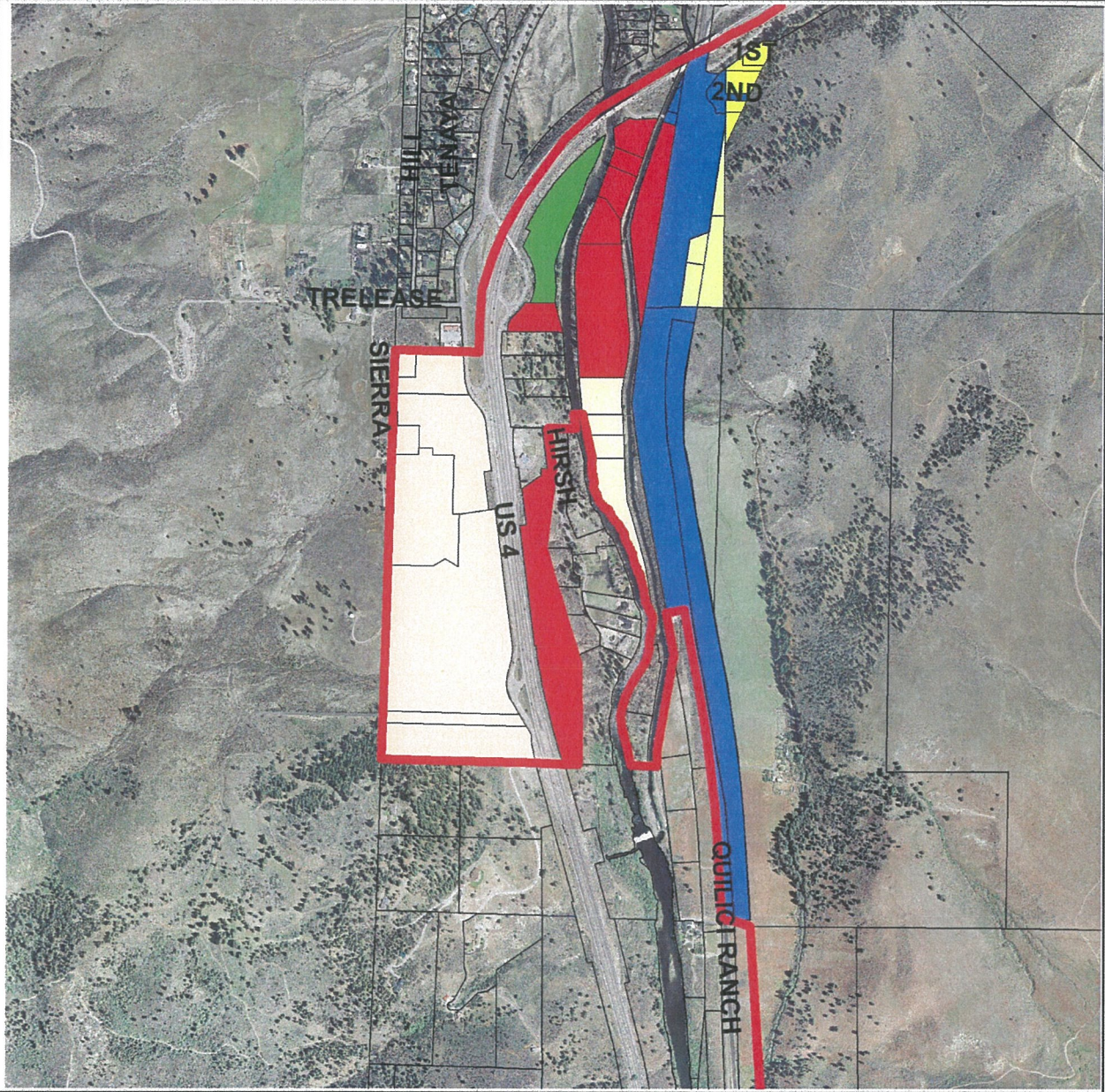
\_\_\_\_\_  
MAYOR OF THE CITY OF RENO

ATTEST:









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CITY CLERK AND CLERK OF THE CITY  
COUNCIL OF THE CITY OF RENO, NEVADA

EFFECTIVE DATE:





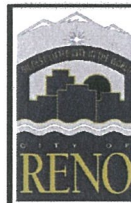
## TOD Boundaries and Secondary Corridors Zoning Map Amendment

-  Reno Sphere of Influence
-  CC (Community Commercial) on  $\pm 34.74$  acres
-  PF (Public Facility) on  $\pm 48.33$  acres
-  MU/WGRC (Mixed Use/Western Gateway Regional Center Plan Overlay) Zones on  $\pm 76.72$  acres
-  SF15 (Single-Family Residential 15,000 Square Feet) on 3.48 acres
-  LLR-.5 (Large Lot Residential - .5 Acre) on  $\pm 5.91$  acres
-  LLR-1 (Large Lot Residential - 1 Acre) on  $\pm 10.29$  acres
-  OS (Open Space) on  $\pm 10$  acres



0 0.075 0.15 0.3 Miles

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Community Development Department

1 East 1st Street Phone: 321-8309  
P.O. Box 1900 Fax: 334-2043  
Reno, NV 89505 www.reno.gov

**LDC14-00022 (TOD Boundaries and Secondary Corridors Zoning Map Amendment) - Verdi Area**

**Parcels Changing to PF**

038-030-09  
038-200-04  
038-200-06  
038-211-11  
038-211-12  
038-211-14  
038-891-04

**Parcels Changing to CC**

038-211-15  
038-221-07  
038-222-01  
038-222-02  
038-222-05  
038-230-30  
038-230-32  
038-242-20

**Parcels Changing to SF-15**

038-891-01  
038-891-02  
038-891-03  
038-891-05  
038-891-06

**Parcels Changing to LLR-1**

038-230-16  
038-230-17  
038-230-18  
038-242-24

**Parcels Changing to LLR-.5**

038-221-01  
038-221-02  
038-221-03  
038-221-04

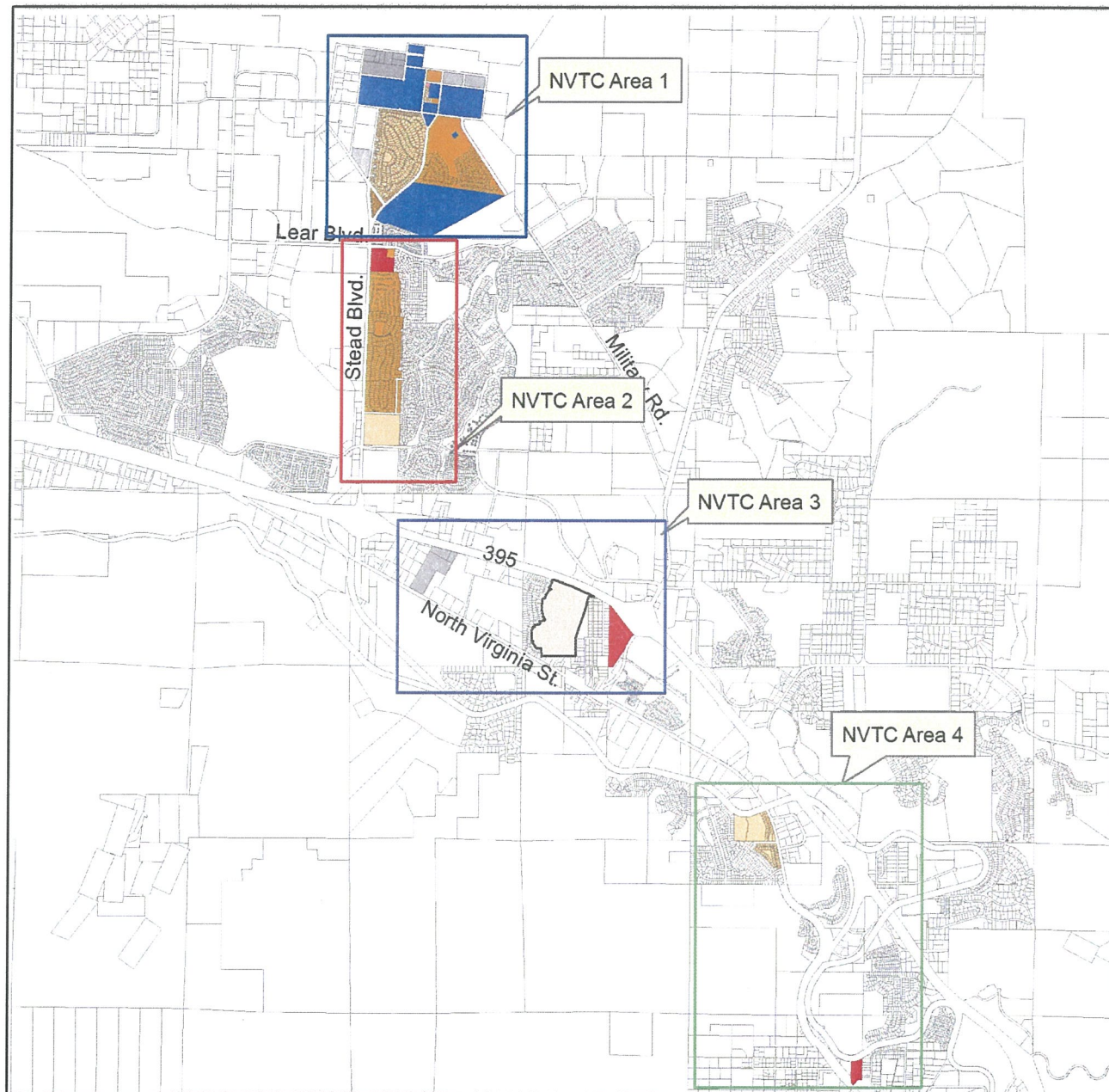
**Parcels Changing to OS**

038-223-03

**Parcels Changing to MU/WGRC**

038-230-01  
038-230-02  
038-230-04  
038-230-06  
038-241-02  
038-241-03  
038-241-07  
038-861-01  
038-861-02





### TOD Boundaries and Secondary Corridors Zoning Map Amendment

- MU/NVTC (Mixed Use/North Virginia Street Transit Corridor Overlay) on  $\pm 64.05$  acres
- MF21 (Multi-Family 21 Units per Acre) on  $\pm 1.5$  acres
- MF30 (Multi-Family 30 Units per Acre)  $\pm 193.67$
- MF14 (Multi-Family 14 Units per Acre) on  $\pm 128.77$  acres
- CC (Community Commercial) on  $\pm 35$  acres
- AC (Arterial Commercial) on  $\pm 34.25$  acres
- PF (Public Facility) on  $\pm 171.81$  acres
- IB (Industrial Business) on  $\pm 8.1$  acres
- IC (Industrial Commercial) on  $\pm 31.82$  acres
- I (Industrial) on  $\pm 22.18$  acres



0 0.5 1  
Miles

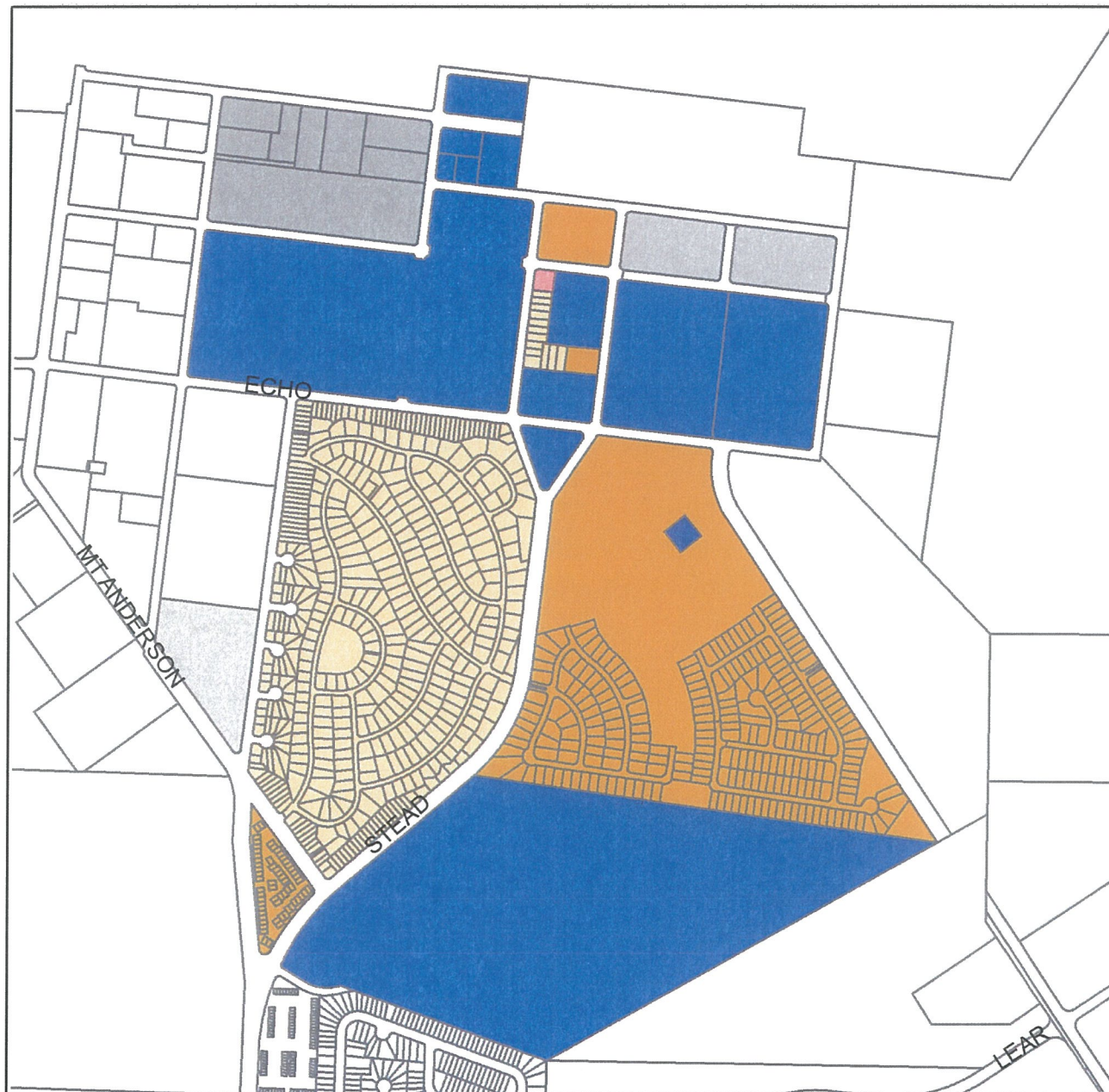
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Map Produced: January, 2014



**Community Development  
Department**

1 East 1st Street Phone: 334-2063  
P.O. Box 1900 Fax: 334-2043  
Reno, NV 89505 [www.cityofreno.com](http://www.cityofreno.com)





# **LDC14-00022 (TOD Boundaries and Secondary Corridors Zoning Map Amendment) - NVTC Area 1**

- CC (Community Commercial)
- I (Industrial)
- IB (Industrial Business)
- IC (Industrial Commercial)
- MF14 (Multifamily - 14 Units per Acre)
- MF30 (Multifamily - 30 Units per Acre)
- PF (Public Facility)

0 0.1 0.2  
Miles

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**Community Development  
Department**

1 East 1st Street Phone: 334-2063  
P.O. Box 1900 Fax: 334-2043  
Reno, NV 89505 [www.cityofreno.com](http://www.cityofreno.com)

**LDC14-00022 (TOD Boundaries and Secondary Corridors Zoning Map Amendment) - NVTC Area 1**

**Parcels Changing to PF**

086-141-03  
086-142-02  
086-142-04  
086-143-05  
086-143-06  
086-144-01  
086-153-01  
086-154-03  
086-154-08  
086-951-01  
086-951-02  
086-951-03  
086-951-04

**Parcels Changing to MF30**

086-681-05  
086-681-06  
086-681-07  
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086-873-09  
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**Parcels Changing to MF30**

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086-924-10  
086-924-11

**Parcels Changing to I**

086-147-10  
086-147-13  
086-147-14  
086-147-15  
086-147-16  
086-147-18  
086-147-19  
086-147-20  
086-147-21

**Parcels Changing to IB**

086-151-05

**Parcels Changing to IC**

086-143-02  
086-143-04

**Parcels Changing to CC**

086-142-09

**Parcels Changing to MF30**

086-142-12  
086-146-01  
086-154-10  
086-680-00  
086-681-01  
086-681-02  
086-681-03  
086-681-04

**LDC14-00022 (TOD Boundaries and Secondary Corridors Zoning Map Amendment) - NVTC Area 1**

**Parcels Changing to MF30**

086-931-01	086-941-09
086-931-02	086-941-10
086-931-03	086-941-11
086-931-04	086-941-12
086-931-05	086-941-13
086-931-06	086-941-14
086-931-07	086-941-15
086-931-08	086-941-16
086-931-09	086-941-17
086-932-01	086-941-18
086-932-02	086-941-19
086-932-03	086-941-20
086-932-04	086-941-21
086-932-05	086-941-22
086-932-06	086-941-23
086-932-07	086-941-24
086-932-08	086-941-25
086-933-01	086-941-26
086-933-02	086-941-27
086-933-03	086-942-01
086-933-04	086-942-02
086-933-05	086-942-03
086-933-06	086-942-04
086-933-07	086-942-05
086-933-08	086-942-06
086-934-01	086-942-07
086-934-02	086-942-08
086-934-03	086-942-09
086-934-04	086-942-10
086-934-05	086-942-11
086-934-06	086-942-12
086-934-07	086-942-13
086-934-08	086-942-14
086-934-09	086-942-15
086-934-10	
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086-934-12	
086-941-01	
086-941-02	
086-941-03	
086-941-04	
086-941-05	
086-941-06	
086-941-07	
086-941-08	

**Parcels Changing to MF14**

086-152-06	086-590-07
086-152-07	086-590-08
086-152-11	086-590-09
086-580-01	086-590-10
086-580-02	086-590-11
086-580-03	086-590-12
086-580-04	086-590-13
086-580-05	086-590-14
086-580-06	086-590-15
086-580-07	086-590-16
086-580-08	086-590-17
086-580-09	086-590-18
086-580-10	086-590-19
086-580-11	086-590-20
086-580-12	086-590-21
086-580-13	086-590-22
086-580-14	086-590-23
086-580-15	086-590-24
086-580-16	086-600-01
086-580-17	086-600-02
086-580-18	086-600-03
086-580-19	086-600-04
086-580-20	086-600-05
086-580-21	086-600-06
086-580-22	086-600-07
086-580-23	086-600-08
086-580-24	086-600-09
086-580-25	086-600-10
086-580-26	086-600-11
086-580-27	086-600-12
086-580-28	086-600-13
086-580-29	086-600-14
086-580-30	086-600-15
086-580-31	086-600-16
086-580-32	086-600-17
086-580-33	086-600-18
086-580-34	086-600-19
086-580-35	086-600-20
086-580-36	086-600-21
086-590-01	086-600-22
086-590-02	086-610-01
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086-590-06	086-610-05

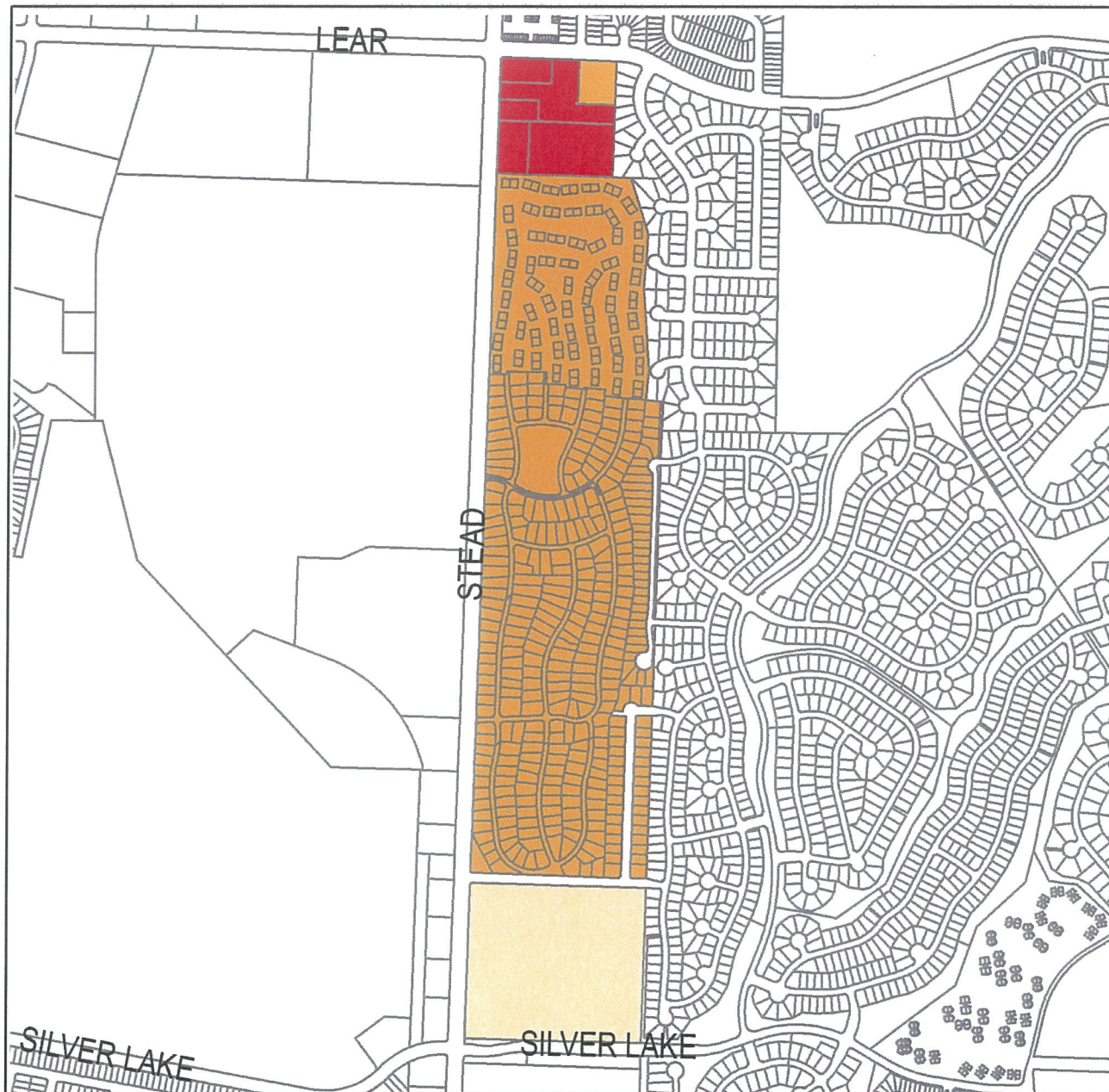
**Parcels Changing to MF14**

086-610-06	086-630-12	086-731-07
086-610-07	086-630-13	086-732-01
086-610-08	086-630-14	086-732-02
086-610-10	086-630-15	086-732-03
086-610-11	086-630-16	086-732-04
086-610-12	086-630-17	086-732-05
086-610-13	086-630-18	086-732-06
086-610-14	086-630-19	086-732-07
086-610-15	086-630-20	086-732-08
086-610-16	086-630-21	086-732-09
086-610-17	086-630-22	086-732-10
086-610-18	086-630-23	086-732-11
086-610-19	086-630-24	086-732-12
086-610-20	086-630-25	086-733-01
086-610-21	086-630-26	086-733-02
086-610-22	086-630-27	086-733-03
086-610-23	086-630-28	086-733-04
086-610-24	086-630-29	086-733-05
086-620-01	086-630-30	086-733-06
086-620-02	086-630-31	086-733-07
086-620-03	086-630-32	086-733-08
086-620-04	086-640-01	086-733-10
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086-620-08	086-640-05	086-733-14
086-620-09	086-640-06	086-733-15
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086-620-13	086-640-10	086-733-19
086-620-14	086-640-11	086-733-20
086-620-15	086-640-12	086-733-21
086-620-16	086-640-13	086-733-22
086-630-01	086-640-14	086-733-23
086-630-02	086-640-15	086-733-24
086-630-03	086-640-16	086-733-25
086-630-04	086-640-17	086-733-26
086-630-05	086-640-18	086-733-27
086-630-06	086-731-01	086-733-28
086-630-07	086-731-02	086-733-29
086-630-08	086-731-03	086-733-30
086-630-09	086-731-04	086-733-31
086-630-10	086-731-05	086-733-32
086-630-11	086-731-06	086-733-33

**LDC14-00022 (TOD Boundaries and Secondary Corridors Zoning Map Amendment) - NVTC Area 1**

<u>Parcels Changing to MF14</u>	<u>Parcels Changing to MF14</u>	<u>Parcels Changing to MF14</u>	<u>Parcels Changing to MF14</u>
086-734-01	086-741-03	086-743-22	086-748-11
086-734-02	086-741-04	086-743-23	086-748-12
086-734-03	086-741-05	086-743-24	086-748-13
086-734-04	086-741-06	086-743-25	086-748-14
086-734-05	086-741-07	086-743-26	086-748-15
086-734-06	086-741-08	086-743-27	086-748-16
086-734-07	086-741-09	086-743-28	086-748-17
086-734-08	086-741-10	086-743-29	086-748-18
086-734-09	086-741-11	086-743-30	086-748-19
086-734-10	086-741-12	086-743-31	086-748-20
086-734-11	086-741-13	086-743-32	086-751-01
086-734-12	086-742-01	086-744-01	086-751-02
086-734-13	086-742-02	086-744-02	086-751-03
086-734-14	086-742-03	086-744-03	086-751-04
086-734-15	086-742-04	086-744-04	086-751-05
086-734-16	086-742-05	086-744-05	086-751-06
086-734-17	086-742-06	086-744-06	086-751-07
086-734-18	086-742-07	086-744-07	086-751-08
086-735-01	086-742-08	086-744-08	086-751-09
086-735-02	086-742-09	086-744-09	086-751-10
086-735-03	086-742-10	086-744-10	086-751-11
086-735-04	086-742-11	086-744-11	086-751-12
086-735-05	086-742-12	086-745-02	086-751-13
086-735-06	086-742-13	086-745-03	086-751-14
086-736-02	086-742-14	086-745-04	086-751-15
086-736-03	086-743-02	086-746-01	086-751-16
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086-736-08	086-743-07	086-746-06	086-751-21
086-736-09	086-743-08	086-746-07	086-751-22
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086-736-14	086-743-12	086-748-01	086-752-01
086-736-15	086-743-13	086-748-02	086-752-02
086-736-16	086-743-14	086-748-03	086-752-03
086-736-17	086-743-15	086-748-04	086-752-04
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086-736-20	086-743-18	086-748-07	086-752-07
086-736-21	086-743-19	086-748-08	086-752-08
086-736-22	086-743-20	086-748-09	086-752-09
086-741-02	086-743-21	086-748-10	086-752-10
			086-755-03





# **LDC14-00022 (TOD Boundaries and Secondary Corridors Zoning Map Amendment) - NVTC Area 2**

- AC (Arterial Commercial)
- MF14 (Multi-Family 14 Units per Acre)
- MF21 (Multi-Family 21 Units per Acre)
- MF30 (Multi-Family 30 Units per Acre)



0 0.1 0.2  
Miles

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Community Development Department. Map Produced: January, 2014



**Community Development  
Department**

1 East 1st Street Phone: 334-2063  
P.O. Box 1900 Fax: 334-2043  
Reno, NV 89505 [www.cityofreno.com](http://www.cityofreno.com)

**LDC14-00022 (TOD Boundaries and Secondary Corridors Zoning Map Amendment) - NVTC Area 2**

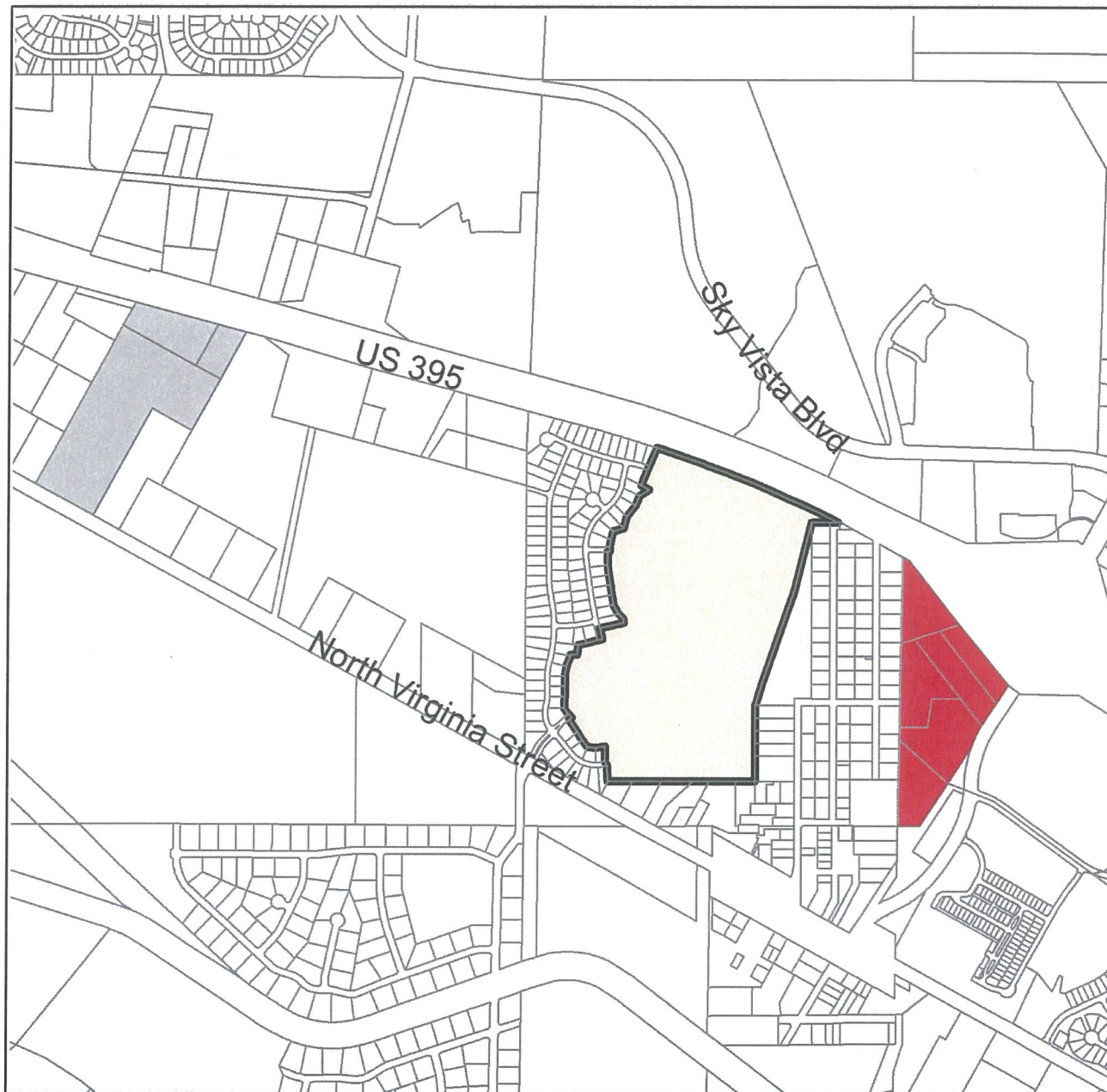
<u>Parcels Changing to AC</u>	<u>Parcels Changing to MF30</u>	<u>Parcels Changing to MF30</u>	<u>Parcels Changing to MF30</u>	<u>Parcels Changing to MF30</u>	<u>Parcels Changing to MF30</u>	<u>Parcels Changing to MF30</u>
086-101-38	086-471-31	086-472-13	086-472-59	086-490-10	086-764-07	086-773-07
086-101-39	086-471-32	086-472-14	086-472-60	086-490-11	086-764-08	086-773-08
086-101-40	086-471-33	086-472-15	086-472-61	086-490-12	086-765-01	086-773-09
086-101-41	086-471-34	086-472-16	086-472-62	086-490-13	086-765-02	086-773-10
086-101-12	086-471-35	086-472-17	086-472-63	086-761-01	086-765-03	086-773-11
	086-471-36	086-472-18	086-472-64	086-761-02	086-765-04	086-774-01
<u>Parcels Changing to MF14</u>	086-471-37	086-472-19	086-472-65	086-761-03	086-765-05	086-774-02
550-020-08	086-471-38	086-472-20	086-472-66	086-761-04	086-765-06	086-774-03
	086-471-39	086-472-21	086-472-67	086-761-05	086-765-07	086-774-04
<u>Parcels Changing to MF21</u>	086-471-40	086-472-22	086-472-68	086-761-06	086-765-08	086-774-05
086-101-32	086-471-41	086-472-23	086-481-01	086-761-07	086-765-09	086-774-06
	086-471-42	086-472-24	086-481-02	086-761-08	086-765-10	086-774-07
<u>Parcels Changing to MF30</u>	086-471-43	086-472-25	086-481-03	086-761-09	086-766-01	086-774-08
086-470-02	086-471-44	086-472-26	086-481-04	086-762-01	086-771-01	086-774-09
086-471-01	086-471-45	086-472-27	086-481-05	086-762-02	086-771-02	086-774-10
086-471-02	086-471-46	086-472-28	086-481-06	086-762-03	086-771-03	086-774-11
086-471-03	086-471-47	086-472-31	086-481-07	086-762-04	086-771-04	086-775-01
086-471-04	086-471-48	086-472-32	086-481-08	086-762-05	086-771-05	086-775-02
086-471-05	086-471-49	086-472-33	086-481-09	086-762-06	086-771-06	086-775-03
086-471-06	086-471-50	086-472-34	086-481-10	086-762-09	086-771-07	086-775-04
086-471-07	086-471-51	086-472-35	086-481-11	086-762-10	086-771-08	086-775-05
086-471-08	086-471-52	086-472-36	086-481-12	086-762-11	086-771-09	086-775-06
086-471-09	086-471-53	086-472-37	086-481-13	086-762-12	086-771-10	086-775-07
086-471-10	086-471-54	086-472-38	086-481-14	086-762-13	086-771-11	086-775-08
086-471-11	086-471-55	086-472-39	086-482-01	086-762-14	086-771-12	086-775-09
086-471-12	086-471-56	086-472-40	086-482-02	086-762-15	086-772-01	086-775-10
086-471-13	086-471-57	086-472-41	086-482-03	086-762-16	086-772-02	086-775-11
086-471-14	086-471-58	086-472-42	086-482-04	086-762-17	086-772-03	086-775-12
086-471-15	086-471-59	086-472-43	086-482-05	086-762-18	086-772-04	086-775-13
086-471-16	086-471-60	086-472-44	086-482-06	086-762-19	086-772-05	086-775-14
086-471-17	086-471-61	086-472-45	086-482-07	086-762-21	086-772-06	086-775-15
086-471-18	086-471-62	086-472-46	086-482-08	086-762-22	086-772-07	086-775-16
086-471-19	086-472-01	086-472-47	086-482-09	086-763-01	086-772-08	086-775-17
086-471-20	086-472-02	086-472-48	086-482-10	086-763-02	086-772-09	086-775-18
086-471-21	086-472-03	086-472-49	086-482-11	086-763-03	086-772-10	086-775-19
086-471-22	086-472-04	086-472-50	086-490-01	086-763-04	086-772-11	086-775-20
086-471-23	086-472-05	086-472-51	086-490-02	086-763-05	086-772-12	086-775-21
086-471-24	086-472-06	086-472-52	086-490-03	086-763-06	086-772-13	086-781-01
086-471-25	086-472-07	086-472-53	086-490-04	086-764-01	086-773-01	086-781-02
086-471-26	086-472-08	086-472-54	086-490-05	086-764-02	086-773-02	086-781-03
086-471-27	086-472-09	086-472-55	086-490-06	086-764-03	086-773-03	086-781-04
086-471-28	086-472-10	086-472-56	086-490-07	086-764-04	086-773-04	086-781-05
086-471-29	086-472-11	086-472-57	086-490-08	086-764-05	086-773-05	086-781-06
086-471-30	086-472-12	086-472-58	086-490-09	086-764-06	086-773-06	086-781-07

**LDC14-00022 (TOD Boundaries and Secondary Corridors Zoning Map Amendment) - NVTC Area 2**

**Parcels Changing to MF30   Parcels Changing to MF30**

086-781-08	086-783-20	086-792-09	086-794-08
086-781-09	086-783-21	086-792-10	086-794-09
086-781-10	086-784-01	086-792-11	086-794-10
086-781-11	086-784-02	086-792-12	086-794-11
086-782-01	086-784-03	086-792-13	086-794-12
086-782-02	086-784-04	086-792-14	086-794-13
086-782-03	086-784-05	086-792-15	086-810-04
086-782-04	086-784-06	086-792-16	086-810-05
086-782-05	086-784-07	086-792-17	086-810-06
086-782-06	086-784-08	086-792-18	086-810-09
086-782-07	086-784-09	086-792-19	086-810-10
086-782-08	086-784-10	086-792-20	086-810-11
086-782-09	086-784-11	086-793-01	086-810-12
086-782-10	086-785-01	086-793-02	086-810-13
086-782-11	086-785-02	086-793-03	086-821-01
086-782-12	086-785-03	086-793-04	086-821-02
086-782-13	086-786-01	086-793-05	086-821-03
086-782-14	086-786-02	086-793-06	086-821-04
086-782-15	086-786-03	086-793-07	086-821-05
086-782-16	086-786-04	086-793-08	086-821-06
086-782-17	086-787-01	086-793-09	086-821-07
086-782-18	086-787-02	086-793-10	086-821-08
086-782-19	086-787-03	086-793-11	086-821-09
086-782-20	086-787-04	086-793-12	086-821-10
086-782-21	086-791-01	086-793-13	086-821-11
086-783-01	086-791-02	086-793-14	086-821-12
086-783-02	086-791-03	086-793-15	086-821-13
086-783-03	086-791-04	086-793-16	086-821-14
086-783-04	086-791-05	086-793-17	086-821-15
086-783-05	086-791-06	086-793-18	086-830-01
086-783-06	086-791-07	086-793-19	086-830-02
086-783-07	086-791-08	086-793-20	086-830-03
086-783-08	086-791-09	086-793-21	086-830-04
086-783-09	086-791-10	086-793-22	086-830-05
086-783-10	086-791-11	086-793-23	086-830-06
086-783-11	086-791-12	086-793-24	086-830-07
086-783-12	086-792-01	086-793-25	086-830-08
086-783-13	086-792-02	086-794-01	086-830-09
086-783-14	086-792-03	086-794-02	086-830-10
086-783-15	086-792-04	086-794-03	086-830-11
086-783-16	086-792-05	086-794-04	
086-783-17	086-792-06	086-794-05	
086-783-18	086-792-07	086-794-06	
086-783-19	086-792-08	086-794-07	





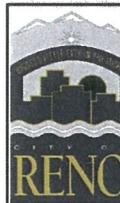
**LDC14-00022 (TOD Boundaries and Secondary Corridors  
Zoning Map Amendment) NVTC Area 3**

- AC (Arterial Commercial)
- MU/NVTC (Mixed Use/North Virginia Street Transit Corridor Overlay)
- IC (Industrial Commercial)



0 0.1 0.2  
Miles

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Map Produced: January, 2014



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**Parcels Changing to AC**

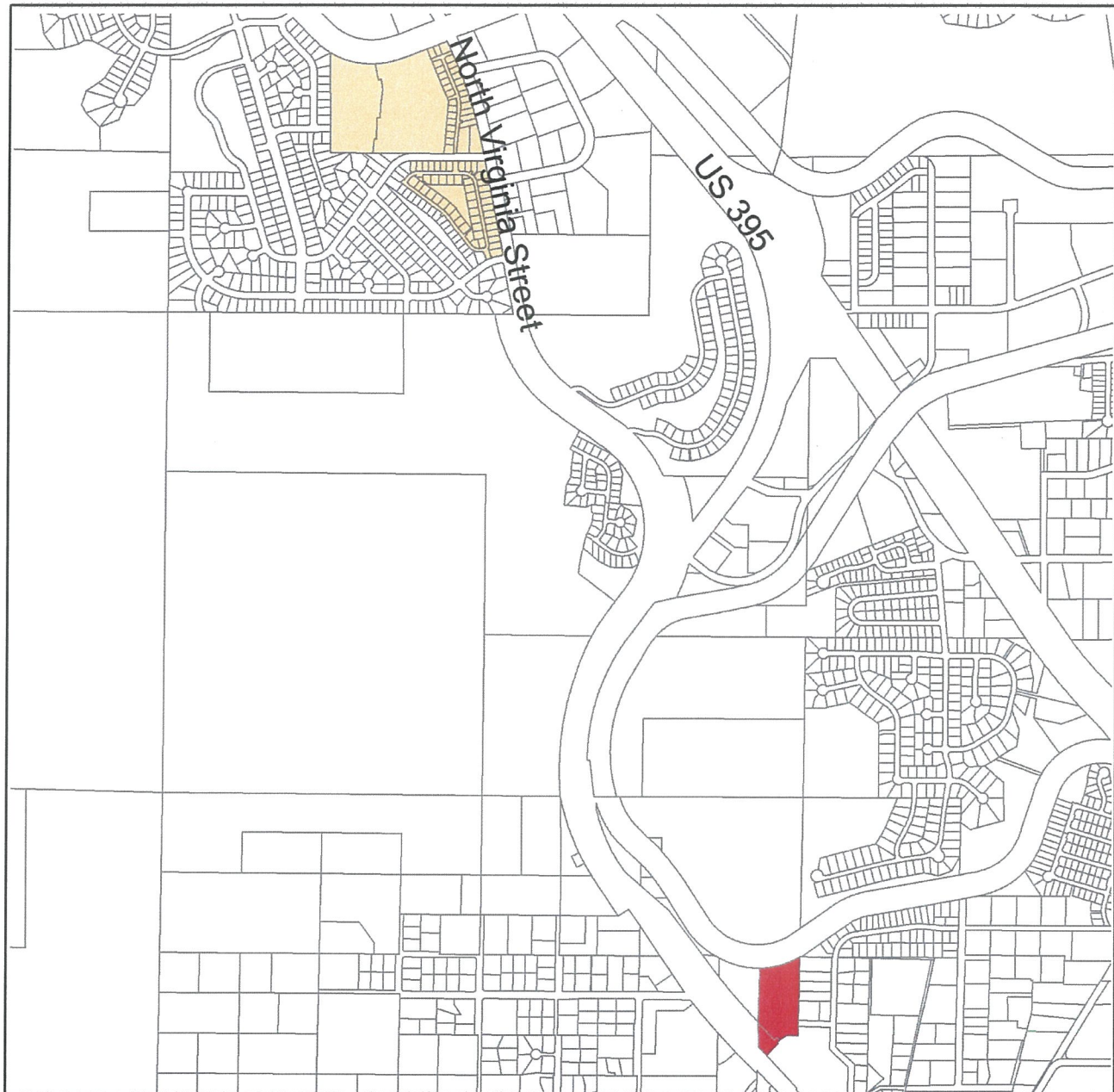
570-282-01  
570-282-02  
570-282-03  
570-282-04  
570-282-05  
570-282-06

**Parcels Changing to IC**

082-101-66  
082-101-69  
082-101-70

**Parcels Changing to MU/NVTC**

570-200-01



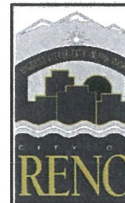
**LDC14-00022 (TOD Boundaries and Secondary Corridors  
Zoning Map Amendment) NVTC Area 4**

- AC (Arterial Commercial)
- MF14 (Multi-Family 14 Units per Acre)



0 0.125 0.25  
Miles

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## LDC14-00022 (TOD Boundaries and Secondary Corridors Zoning Map Amendment) - NVTC Area 4

### Parcels Changing to AC

082-531-09

003-911-09

### Parcels Changing to MF14

082-290-65	082-772-20	570-054-03
082-290-73	082-772-21	570-054-04
082-493-01	082-772-22	570-054-05
082-493-02	082-772-23	570-054-06
082-771-01	082-772-24	570-054-07
082-771-02	082-772-25	570-054-08
082-771-03	082-772-26	
082-771-04	082-772-27	
082-771-05	082-773-01	
082-771-06	082-773-02	
082-771-07	082-773-03	
082-771-08	082-773-04	
082-771-09	082-773-05	
082-771-10	082-773-06	
082-771-11	082-773-07	
082-771-12	082-773-31	
082-771-13	570-051-01	
082-771-14	570-051-02	
082-771-15	570-051-03	
082-771-16	570-051-04	
082-771-17	570-051-05	
082-772-01	570-051-06	
082-772-02	570-051-07	
082-772-03	570-051-08	
082-772-04	570-051-09	
082-772-05	570-051-10	
082-772-06	570-051-11	
082-772-07	570-051-12	
082-772-08	570-051-13	
082-772-09	570-052-01	
082-772-10	570-052-02	
082-772-11	570-052-03	
082-772-12	570-053-01	
082-772-13	570-053-02	
082-772-14	570-053-03	
082-772-15	570-053-04	
082-772-16	570-053-05	
082-772-17	570-053-06	
082-772-18	570-054-01	
082-772-19	570-054-02	

## CHAPTER 18.08 ZONING

## ARTICLE I. OFFICIAL ZONING MAP AND ESTABLISHMENT OF ZONE DISTRICTS

## Section 18.08.104. Effect of Districting.

## (c) Lots Divided into Separate Ownership.

(c) **LOTS DIVIDED INTO SEPARATE OWNERSHIP.**

Where a lot is divided into separate ownerships and the area of either portion is such that the number and location of buildings thereon no longer conforms to the lot area requirements of the particular district, then in the determination of the permissive number and location of buildings of either portion, both parts shall be considered as one parcel only. Such restrictions shall be noted on the deed and shall be binding on subsequent purchasers.

(Ord. No. 5189, § 1, 9-26-00)

**Section 18.08.105. Classification of Annexed Land.**

Territory annexed to the city shall, upon the date of such annexation, be classified for the purposes of this chapter in accordance with the hierarchy established below:

(a) **MASTER PLAN DESIGNATIONS.**

The master plan land use that applies to the territory is:

- (1) The joint plan adopted as per NRS 278.02786;
- (2) In the absence of an adopted joint plan, the adopted planned unit development;
- (3) In the absence of an adopted planned unit development, the adopted specific plan;
- (4) In the absence of an adopted specific plan, the adopted regional center plan;
- (5) In the absence of an adopted regional center plan, the adopted transit corridor plan;
- (6) In the absence of an adopted transit corridor plan, the adopted neighborhood plan;
- (7) In the absence of an adopted neighborhood plan, the City of Reno Master Plan Land Use plan map;
- (8) In the absence of a City of Reno Master Plan Land Use designation, in accordance with Table 18.08-2A below.

(b) **ZONING DESIGNATIONS.**

- (1) Except as provided in subsection (2) below, the zoning designation that applies to the territory shall be assigned in accordance with Table 18.08-2A below.
- (2) When the City of Reno zoning that would be granted in accordance with Table 18.08-2A does not conform with the City of Reno Master Plan Land Use designation, the zoning that conforms to the Master Plan and most closely approximates the zoning that would be assigned in accordance with Table 18.08-2A will be granted.

TABLE 18.08-2A: CITY OF RENO MASTER PLAN LAND USE AND ZONING BASED ON COUNTY PLAN OR ZONING			
RENO MASTER PLAN LAND USE (1)	RENO ZONING (2)	WASHOE COUNTY COMPREHENSIVE PLAN DESIGNATION	WASHOE COUNTY ZONING DISTRICT (3)
Unincorporated Transition	UT10	Low Density Rural	A-5, A-6
Unincorporated Transition	UT5	Medium Density Rural	A-4, E-5



**CHAPTER 18.08 ZONING**  
**ARTICLE I. OFFICIAL ZONING MAP AND ESTABLISHMENT OF ZONE DISTRICTS**  
*Section 18.08.105. Classification of Annexed Land.*  
**(b) Zoning Designations.**

<b>TABLE 18.08-2A: CITY OF RENO MASTER PLAN LAND USE AND ZONING BASED ON COUNTY PLAN OR ZONING</b>			
Single-Family Residential	LLR2.5	High Density Rural	A-2, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-4, E-5
Single-Family Residential	LLR1	Low Density Suburban	A-1, A-2, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-3, E-4, E-5, C-1
Single-Family Residential	SF15	Medium Density Suburban	A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
Mixed Residential	SF6	High Density Suburban	R-1, R1-a, R-1b, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
Mixed Residential	MF14 (4)	Low Density Urban	R-1, R-1a, R-1b, R-2, R-2a, R-3, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
Mixed Residential	MF21 (4)	Medium Density Urban	R-1, R-1a, R-1b, R-2, R-2a, R-3, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
Urban Residential/Commercial	MF30	High Density Urban	R-1, R-1a, R-1b, R-2, R-2a, R-3, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
Urban Residential/Commercial	CC, AC (5)	General Commercial	C-1, C-2
Urban Residential/Commercial	NC	Neighborhood Commercial/Office	C-1, C-2
Tourist Commercial (6)	HC (6)	Tourist Commercial	R-H, TC, C-2
Industrial	I	Industrial	M-1, ME, MS, MW, C-2
Public Facility	PF	Public/Semi-Public Facilities	A-R, L-R
Park/Recreation/Open Space	OS	Parks and Recreation	A-R, L-R
Unincorporated Transition	UT40	General Rural	A-7, A-8, A-9, A-10, A-11, M-3
Special Planning Area	SPD	General Rural Residential	A-7, A-8, A-9, A-10, A-11
Special Planning Area	SPD (7)	Specific Plan Area	Any zone if included in an adopted specific plan.
	MH		TR Overlay District

**CHAPTER 18.08 ZONING**

**ARTICLE I. OFFICIAL ZONING MAP AND ESTABLISHMENT OF ZONE DISTRICTS**

**Section 18.08.105. Classification of Annexed Land.**

**(b) Zoning Designations.**

<b>TABLE 18.08-2A: CITY OF RENO MASTER PLAN LAND USE AND ZONING BASED ON COUNTY PLAN OR ZONING</b>
<b>Notes to Table 18.08-2A:</b> (1) This column only applies to the classification of annexed land that does not already have a city master plan land use designation. (2) This column only applies to the classification of annexed land that does not already have a city zoning designation. (3) Washoe County zoning shall only be used for properties without a Washoe County Comprehensive Plan Designation. (4) Where the existing land use is nonresidential, the zoning assigned will be NC. (5) Parcels fronting on a major arterial as designated on the City of Reno Master Plan shall be zoned AC. Other parcels shall be zoned CC. (6) Where neither a hotel nor casino has been approved on site (by virtue of a business license, building permit, or special use permit), the Master Plan land use designation shall be Urban Residential/Commercial and the zoning shall be CC. (7) Individual zoning districts may be assigned at the time of annexation which are consistent with the uses adopted in the specific plan.

(Ord. No. 6171, § 7, 1-19-11; Ord. No. 6304, § 1, 8-28-13)

**Section 18.08.106. Sphere of Influence.**

**(a) MASTER PLAN.**

For all territory in the sphere of influence where the adopted City of Reno Master Plan has a land use designated, that land use shall apply and the city shall exercise all authority conferred by NRS 278.010 to 278.630 inclusive.

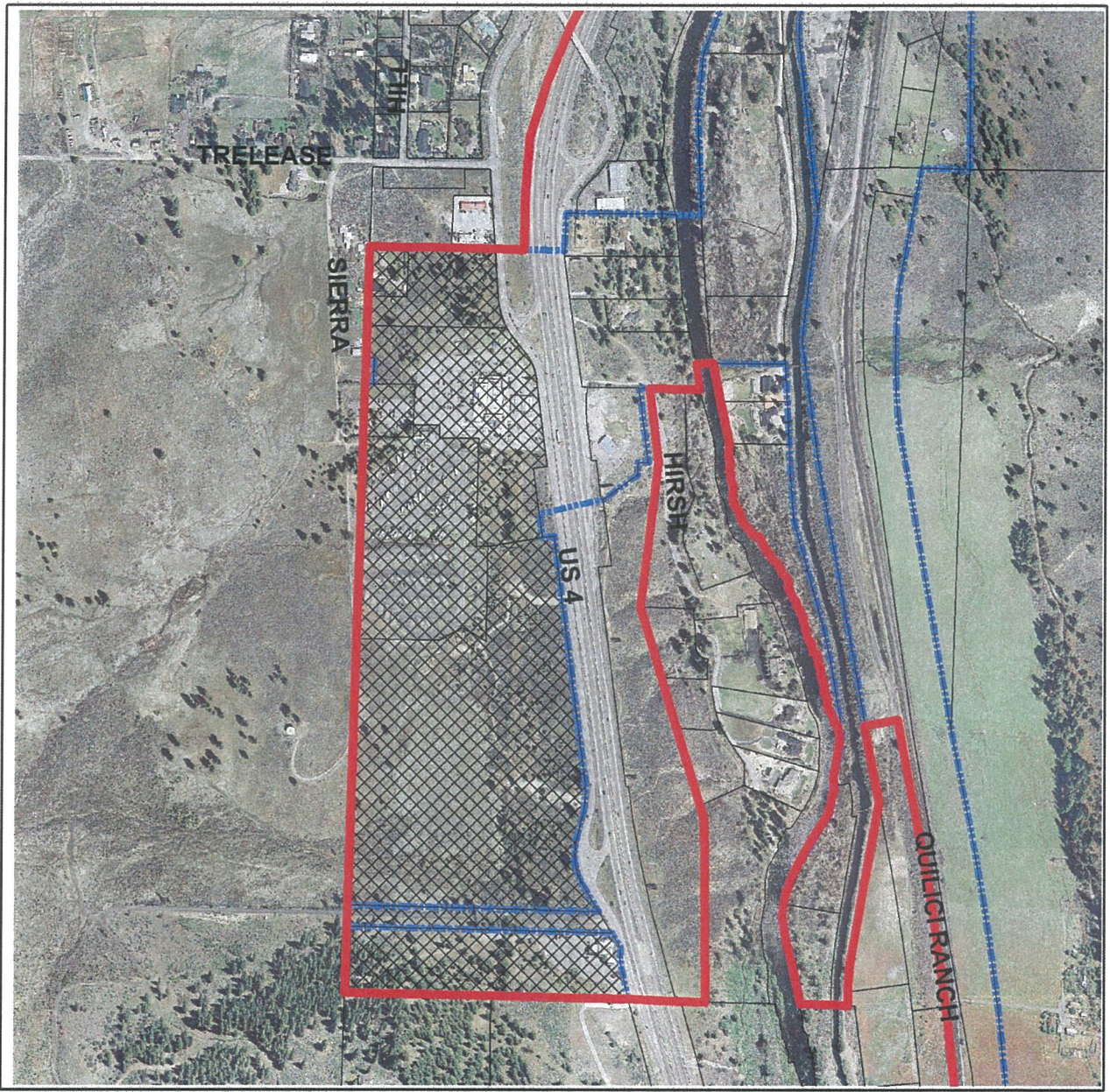
**(b) ZONING.**

- (1) The city may adopt zoning map designations within the sphere of influence.
- (2) All lands within the Sphere of Influence shall be classified in accordance with the hierarchy established for annexation in Section 18.08.105. Where the City of Reno Master Plan allows for a range of densities, the density that most closely approximates Washoe County's land use plan or zoning (as applicable) within that range shall be utilized as the basis for assigning zoning.
- (3) For Sphere of Influence properties without zoning designations, development shall proceed in accordance with the zoning district that would be assigned upon annexation in accordance with Section 18.08.105 above.




**(c) RESERVED.**


(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5356, § 3, 7-9-02; Ord. No. 5755, § 2, 10-12-05; Ord. No. 5832, § 1, 5-24-06; Ord. No. 6171, § 8, 1-19-11; Ord. No. 6304, § 2, 8-28-13)





Western Gateway Regional Center Plan Area

-  Subject Site
-  Reno City Limits
-  Reno Sphere of Influence



0 0.045 0.09 0.18 Miles

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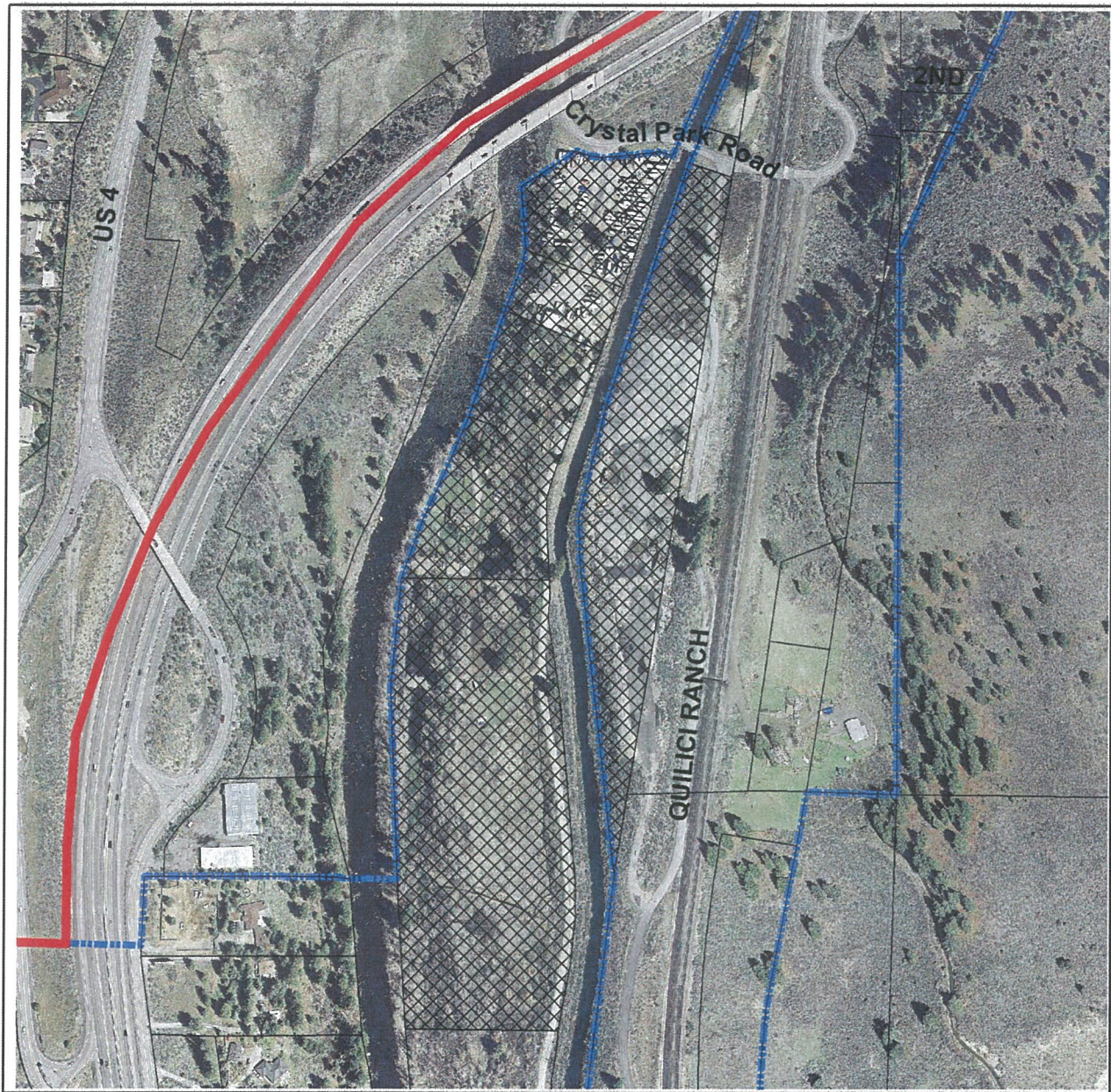
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W4TC Area - Crystal Park Road



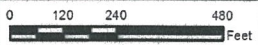
Subject Site



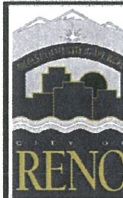
Reno City Limits



Reno Sphere of Influence



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Map Produced: January, 2014



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CHAPTER 18.08 ZONING

ARTICLE II: PERMITTED USES AND USE REGULATIONS

Section 18.08.201. Permitted Uses by Base Zone District.

(b) Uses Allowed in Special Purpose Zoning Districts.

(b) **USES ALLOWED IN SPECIAL PURPOSE ZONING DISTRICTS.**

The Summary Land Use Tables in subsections (c) and (d) below do not include the following special purpose base zoning districts:

- (1) Unincorporated Transition (UT) Districts;
- (2) PUD Planned Unit Development; and
- (3) SPD Specific Plan District.

Uses allowed in the special purpose districts are stated in Section 18.08.302 of this chapter.

(c) **SUMMARY LAND USE TABLE FOR RESIDENTIAL BASE ZONE DISTRICTS.**

TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)	
	RESIDENTIAL BASE ZONING DISTRICTS											
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	MF 30		
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
RESIDENTIAL												
Boarding or Rooming House										SUP		
Cluster Development	SUP	SUP	SUP	SUP	SUP	SUP	SUP				§18.08.202(a)(1).	
Congregate Care Facility								P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	§18.08.202(a)(2). MF14, MF21, MF30: SUP required if 50 or more units; SUP required if 100 or more beds in a dormitory style project.	
Convent or Monastery				P							§18.08.202(a)(3).	
Fraternity or Sorority House									SUP	SUP		
Group Home	P	P	P	P	P	P	P	P			§18.08.202(a)(4).	
Hospice	P	P	P	P	P	P	P	P	P	P		
Manufactured Home	P	P	P	P	P	P	P	P	P	P	§18.08.202(a)(5).	
Mobile Home Park								SUP	SUP	SUP	§18.08.202(a)(6).	
Mobile Home Subdivision	P	P	P	P	P	P	P	P	P		§18.08.202(a)(6).	

CHAPTER 18.08 ZONING  
**ARTICLE II: PERMITTED USES AND USE REGULATIONS**  
*Section 18.08.201. Permitted Uses by Base Zone District.*  
*(c) Summary Land Use Table for Residential Base Zone Districts.*

TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)	
	RESIDENTIAL BASE ZONING DISTRICTS											
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	MF 30		
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
RESIDENTIAL												
Multi-Family							SUP	SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	§18.08.202(a)(7). All Districts: Parcel/sub- division plat required for condominium conver- sions. MF14, MF21, MF30: SPR required if more than 4 and less than 50 units; SUP required if 50 or more units.
Nursing Home/Assisted Living Facility									SUP	SUP	SUP	§18.08.202(a)(8).
Private Dorm										P/ SPR/ SUP	P/ SPR/ SUP	§18.08.202(a)(10). MF21, MF30: SPR re- view required if more than 4 and less than 50 units; SUP required if 50 or more units.
Single-Family, Attached/ Condominium Townhouse						P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	§18.08.202(a)(9). All Districts: SPR re- quired if more than 4 units and less than the SUP review threshold. SF6, SF9, SF4, MF14, MF21, MF30: SUP re- quired if 50 or more units.
Single-Family, Detached	P	P	P	P	P	P	P	P	P	P	P	
Single-Family, Zero Lot Line	P	P	P	P	P	P	P	P	P			
Single Room Occupancy											P/ SPR/ SUP	§18.08.202(a)(10). MF30: SUP required if 50 or more units; SPR required if more than 4 and less than 50 units.

**CHAPTER 18.08 ZONING**

**ARTICLE II: PERMITTED USES AND USE REGULATIONS**

**Section 18.08.201. Permitted Uses by Base Zone District.**

**(c) Summary Land Use Table for Residential Base Zone Districts.**

TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS											
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use									ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)	
	RESIDENTIAL BASE ZONING DISTRICTS										
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21		
PRINCIPAL USES											
See Section 18.08.202 (Additional Regulations for Principal Uses)											
COMMERCIAL SALES AND SERVICES											
Animal Clinic, Shelter, Hospital or Boarding/Kennel	SUP	SUP	SUP								§18.08.202(b)(2).
Antique/Collectible Store											
Bakery, Retail											
Bar											
Barber/Beauty Shop											
Child Care Center	SUP	SUP	SUP	SUP					P	P	§18.08.202(b)(7).
Cleaners, Commercial											
Convenience Store											
Copy Center									P		§18.08.202(b)(9).
Drive-through Facility											
Financial Institution									P		§18.08.202(b)(12).
General Personal Service									P		§18.08.202(b)(14).
General Retail Store or Commercial Use Other than Listed									P		§18.08.202(b)(15).
Laundry, Drop- off/Pickup									P		§18.08.202(b)(18).
Laundry, Self Service									P		§18.08.202(b)(19).
Office, Other Than Listed									P		§18.08.202(b)(20).
Restaurant with Alcohol Service											
Restaurant without Alcohol Service											
TV Broadcasting & Other Communication Service	P	P	P								§18.08.202(b)(26).

CHAPTER 18.08 ZONING  
**ARTICLE II: PERMITTED USES AND USE REGULATIONS**  
*Section 18.08.201. Permitted Uses by Base Zone District.*  
**(c) Summary Land Use Table for Residential Base Zone Districts.**

TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)	
	RESIDENTIAL BASE ZONING DISTRICTS											
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	MF 30		
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
RECREATION, ENTERTAINMENT, AND AMUSEMENT												
Community Center, Private	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP				
Country Club, Private	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(c)(1).	
Fitness Center									SUP	SUP		
Private Club, Lodge or Fraternal Organization									SUP	SUP		
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P		
Stable (Commercial) or; Riding Academy	SUP	SUP										
Stable (Private)	P	P	P	P							§18.08.202(c)(4).	
LODGING												
Bed & Breakfast Inn					SPR	SPR		P	P	P	§18.08.202(d)(1).	
Recreational Vehicle Park	SUP										§18.08.202(d)(5).	

**CHAPTER 18.08 ZONING**

**ARTICLE II: PERMITTED USES AND USE REGULATIONS**

**Section 18.08.201. Permitted Uses by Base Zone District.**

**(c) Summary Land Use Table for Residential Base Zone Districts.**

TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS											
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)
	RESIDENTIAL BASE ZONING DISTRICTS										
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	MF 30	
PRINCIPAL USES											
See Section 18.08.202 (Additional Regulations for Principal Uses)											
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE											
Cemetery/ Mausoleum	SUP	SUP	SUP								§18.08.202(e)(2).
Church/House of Worship			SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Communication Facility, Equipment Only	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	§18.08.202(e)(5).
Electric Generating Plant	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(6).
Electric Utility Substation	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	§18.08.202(e)(6).
Library, Art Gallery or Museum											
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	P	P	P	
School, Primary (Public or Private)	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	§18.08.202(e)(9).
School, Secondary (Public or Private)	SPR	SPR	SPR	SPR	SPR	SPR	SPR				§18.08.202(e)(10).
Transitional Living Facility											
Utility Box/Well House, Back-up Generator, Pumping or Booster Station	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(14).
Utility Installation, Other than Listed	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(13).
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION											
Asphalt or Concrete Batch Plant	SUP										
Mini-warehouse				SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(f)(8).

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**ARTICLE II: PERMITTED USES AND USE REGULATIONS**  
*Section 18.08.201. Permitted Uses by Base Zone District.*  
*(c) Summary Land Use Table for Residential Base Zone Districts.*

TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use									ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)		
	RESIDENTIAL BASE ZONING DISTRICTS											
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21			MF 30
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE												
OTHER PRINCIPAL USES												
Farm (No Commercial Slaughtering)	P	P	P								§18.08.202(g)(1).	
Poultry & Hog Farm	SUP	SUP									§18.08.202(g)(1).	

TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS											
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)
	RESIDENTIAL BASE ZONING DISTRICTS										
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	MF 30	
ACCESSORY USES											
See Section 18.08.203 (Standards for Accessory Uses and Structures)											
Accessory Dwelling Unit (ADU)											§18.08.203(e)(1).
Caretaker Quarters								A	A	A	§18.08.203(e)(1). Accessory to a principal multi-family or non-residential use only.
Child Care, In Home (1—6 Children)	A	A	A	A	A	A	A	A	A	A	§18.08.202(e)(3).
Child Care, In Home (7—12 Children)	A-SUP	A-SUP	A-SUP	A-SUP	A-SUP	A-SUP	A-SUP	A-SUP	A-SPR	A-SPR	§18.08.202(e)(3). Permitted as an accessory use subject to SUP or SPR review procedure as shown.
Child Care Center	SUP	SUP	SUP	SUP							§18.08.202(b)(7).
Community Center, Private									A	A	
Drive-through Facility											

**CHAPTER 18.08 ZONING**

**ARTICLE II: PERMITTED USES AND USE REGULATIONS**

**Section 18.08.201. Permitted Uses by Base Zone District.**

**(c) Summary Land Use Table for Residential Base Zone Districts.**

TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS											
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)
	RESIDENTIAL BASE ZONING DISTRICTS										
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	MF 30	
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)											
Guest Quarters or Guest House	A	A	A	A	A	A	A	A			§18.08.203(e)(1). Accessory only to a principal single-family detached dwelling unit.
Home Occupation	A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(3).
Satellite Dish	A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(4).
Sidewalk Cafés											§18.08.203(e)(4).
Stable (Private)	A	A	A	A							§18.08.202(c)(4).
Tennis Courts	A	A	A	A	A	A	A	A	A	A	§18.08.202(c)(5).
Utilities, Alternative Systems	A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(6).
TEMPORARY USES See Section 18.08.204 (Standards for Temporary Uses and Structures)											
Garage Sales	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(1).
Temporary Asphalt or Concrete Batch Plant	SUP	SUP	SUP	SUP	SUP	SUP	SUP				§ 18.08.204(d)(2).
Temporary Construction Structures	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(5).
Temporary Real Estate Sales Office	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(6).
Temporary Stockpiling	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(8).
Temporary Urban Farm	P	P	P	SPR	SPR	SPR	SPR	SPR	SPR	SPR	§18.08.204(d)(9).



CHAPTER 18.08 ZONING  
ARTICLE II: PERMITTED USES AND USE REGULATIONS  
Section 18.08.201. Permitted Uses by Base Zone District.  
(d) Summary Use Table for Nonresidential Base Zone Districts.

**(d) SUMMARY USE TABLE FOR NONRESIDENTIAL BASE ZONE DISTRICTS.**

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE NONRESIDENTIAL BASE ZONING DISTRICTS											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
RESIDENTIAL												
Boarding or Rooming House							P					
Congregate Care Facility					P/ SUP	P/ SUP	P/ SUP					§18.08.202(a)(2). NC, AC, CC: SUP required if 100 or more units; SUP re- quired if 200 or more beds in a dormitory style project.
Convent or Monastery				SUP			P					
Fraternity or Sorority House												
Group Home		P		P	P	P	P					§18.08.202(a)(4).
Hospice		P		P	P	P	P	P				
Manufactured Home												§18.08.202(a)(5).
Multi-Family					P/ SPR	P/ SPR	P/ SPR					§18.08.202(a)(7). All Districts:Parcel/ subdivision plat re- quired for condomin- ium conversions. NC, AC, CC: SPR required if more than 4 units.
Nursing Home/ Assisted Living Facility						P						§18.08.202(a)(8).
Private Dorm				P/ SPR/ SUP								§18.08.202(a)(10). PF: SPR required if more than 4 and less than 50 rooms; SUP required if 50 or more rooms.

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ARTICLE II: PERMITTED USES AND USE REGULATIONS  
Section 18.08.201. Permitted Uses by Base Zone District.  
(d) Summary Use Table for Nonresidential Base Zone Districts.

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	NONRESIDENTIAL BASE ZONING DISTRICTS												
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)													
RESIDENTIAL													
Single-Family, Attached/ Condominium Townhouse		P/ SPR/ SUP		P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP						§18.08.202(a)(9). All Districts: SPR required if more than 4 units and less than the SUP review threshold. PO, PF, NC: SUP required if 20 or more units. AC, CC: SUP re- quired if 100 or more units.
Single-Family, Detached	P	P		P									OS: Minimum lot size shall be 50 acres.
Single-Family, Zero Lot Line													
Single Room Occupancy				P/ SPR/ SUP		P/ SPR/ SUP	P/ SPR/ SUP						§18.08.202(a)(10). PF, AC, CC: SPR required if more than 4 and SUP not re- quired. PF: SUP required if 50 or more units. AC, CC: SUP re- quired if 100 or more units.

(Ord. No. 5762, § 1, 11-18-05)

CHAPTER 18.08 ZONING  
ARTICLE II: PERMITTED USES AND USE REGULATIONS  
Section 18.08.201. Permitted Uses by Base Zone District.  
(d) Summary Use Table for Nonresidential Base Zone Districts.

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE NONRESIDENTIAL BASE ZONING DISTRICTS											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)													
COMMERCIAL SALES AND SERVICES													
Adult Business									P	P	P	§18.08.202(b)(1).	
Animal Clinic, Shelter, Hospital or Boarding/ Kennel			P		P	P	P		P	P	P	GO, NC, AC, CC: §18.08.202(b)(2).	
Antique/ Collectible Store					P	P	P						
Astrologer, Hypnotist or Psychic Art & Science					SUP	P	P						
Auto Repair Garage and Paint and Body Shop						P	P		P	P		§18.08.202(b)(3).	
Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental						SUP	SUP		P	P		I: §18.08.301(d).	
Automobile Rental						SUP				P		§18.08.202(b)(4)	
Bakery, Retail					P	P	P			P		NC: §18.08.202(b)(5).	
Bar						SUP	SUP		P				
Barber/ Beauty Shop		P	P		P	P	P			P			
Building & Landscape Material/ Lumber Yard						P	P		P	P		CC, I, IC: §18.08.202(b)(6).	
Call Center			P			P	P		P	P	P		
Car Wash					SUP	SUP	P		P	P			
Child Care Center			P	P	P	P	P	P	P	P	P	§18.08.202(b)(7).	

**CHAPTER 18.08 ZONING**

**ARTICLE II: PERMITTED USES AND USE REGULATIONS**

**Section 18.08.201. Permitted Uses by Base Zone District.**

**(d) Summary Use Table for Nonresidential Base Zone Districts.**

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE  NONRESIDENTIAL BASE ZONING DISTRICTS											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
COMMERCIAL SALES AND SERVICES												
Cleaners, Commercial					P	P	P		P	P		NC: §18.08.202(b)(8).
Convenience Store					SUP	P	P		P	SUP	SUP	
Copy Center		P	P	SUP	P	P	P		P	P	P	PO: §18.08.202(b)(9).
Custom & Craft Work					P	P	P		P	P	P	NC, AC, CC: §18.08.202(b)(10).
Drive-through Facility						P	P					§18.08.202(b)(11).
Escort Service/ Outcall												
Financial Institution		SUP	P	SUP	SUP	P	P			P/ SUP	P/ SUP	NC, IC, IB: SUP required if drive- through facility.
Freestanding Automated Teller Machine		P	P	P	P	P	P		P	P	P	§18.08.202(b)(13).
General Personal Service		SUP	SUP		P	P	P			P		PO, GO: §18.08.202(b)(14).
General Retail Store or Commercial Use Other than Listed					P	P	P	P				NC: §18.08.202(b)(15).
Household Goods, Light Service, Repair & Assembly					P	P	P		P	P		All Except I: §18.08.202(b)(16).



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**ARTICLE II: PERMITTED USES AND USE REGULATIONS**  
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	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)													
COMMERCIAL SALES AND SERVICES													
Laboratory			P/ SUP	P/ SUP	P/ SUP		P/ SUP	P/ SUP		P/ SUP	P/ SUP	P/ SUP	§18.08.202(b)(17). SUP required if use meets "Group H" oc- cupancy (as defined in the building code in effect in the city) or if more than 4,000 sq. ft.
Laundry, Drop-off/ Pickup				P		P	P	P			P		GO, NC: §18.08.202(b)(18).
Laundry, Self Service						P	P	P			P		
Medical Facility, Day Use Only			P	P	P	P	P	P					
Office, Other Than Listed			P	P	P	P	P	P		P	P	P	I §18.08.202(b)(20)c.
Open Lot Parking			SPR	SPR	SPR	SPR	SPR	P		P	P		§18.08.202(b)(21).
Pawn Shop							SUP	SUP					§18.08.202(b)(22).
Pet Store						SUP	P	P					
Plant Nursery/ Garden Supply						P	P	P		P	P	P	NC, AC, CC: §18.08.202(b)(23).
Recording Studio			P	P	P	P	P	P		P	P	P	
Restaurant with Alcohol Service				SUP		SUP	P	P		P	P	P	AC, CC, I, IB, IC: §18.08.202(b)(24).
Restaurant without Alcohol Service			SUP	SUP			P	P	P		P	P	P
Sale of Low Volume Bulky Goods							P	P	P			P	
Gas Station							SUP	P	P	P	P	P	§18.08.202(b)(25).

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**ARTICLE II: PERMITTED USES AND USE REGULATIONS**

**Section 18.08.201. Permitted Uses by Base Zone District.**

**(d) Summary Use Table for Nonresidential Base Zone Districts.**

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	NONRESIDENTIAL BASE ZONING DISTRICTS												
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
PRINCIPAL USES													
See Section 18.08.202 (Additional Regulations for Principal Uses)													
COMMERCIAL SALES AND SERVICES													
Tattoo Parlor, Body Painting, & Similar Uses						P	P		P	P			
TV Broadcasting & Other Communica- tion Service		P	P	P	P	P	P		P	P	P	PO, GO, PF, NC, AC, CC: §18.08.202(b)(26).	
Wedding Chapel						P							

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*Section 18.08.201. Permitted Uses by Base Zone District.*  
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	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
RECREATION, ENTERTAINMENT, AND AMUSEMENT												
Casino (see Hotel with Nonrestricted Gaming Operation												
Commercial Amusement/ Recreation (Outside)						SUP	SUP		SUP	SUP		
Commercial Amusement/ Recreation (Inside) other than listed						P	P		P	P		
Country Club, Private												
Fitness Center				SUP	P	P	P		P	P	P	
Gun Range (Indoor)				SUP			SUP		SUP			
Night Club					SUP	SUP	SUP	P				NC: §18.08.302(c).
Pool or Billiard Parlor						SUP	P			P		
Private Club, Lodge or Fraternal Organization		SUP	SUP			P	P	P				
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	P	
Sports Arena, Stadium, or Track	SUP			SUP		SUP		SUP	SUP			
Stable (Commercial) or Riding Academy						P	P	P				CC, HC: §18.08.202(c)(3).

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**ARTICLE II: PERMITTED USES AND USE REGULATIONS**

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TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS												
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	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
RECREATION, ENTERTAINMENT, AND AMUSEMENT												
Tennis Courts	P	P	P	P	P	P	P	P	P	P	P	All Except OS, HC: §18.08.202(c)(5).
Theater (No Drive-in)				P		P	P		SPR	SPR	SPR	
Video Arcades					P	P	P					
LODGING												
Bed & Breakfast Inn		SPR			SPR	P	P	P				PO, NC: §18.08.202(d)(1).
Hotel with Nonrestricted Gaming Operation								SUP				§18.08.202(d)(2). §18.08.202(d)(3).
Hotel (Without Nonrestricted Gaming Operation)						P		SUP				§18.08.202(d)(2).
Hotel-Condominium									P	P		
Motel						P/ SPR/ SUP	P/ SPR/ SUP					AC, CC: SPR re- quired if over 20 units and under 80 units; SUP required if 80 or more rooms.
Motel with Nonrestricted Gaming Operation								SUP				§18.08.202(d)(4).
Recreational Vehicle Park						SUP		SUP				§18.08.202(d)(5).



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	NONRESIDENTIAL BASE ZONING DISTRICTS												
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)													
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE													
Blood Plasma Donor Center						P	P			P		§18.08.202(e)(1).	
Cemetery/ Mausoleum				SUP		P						§18.08.202(e)(2).	
Church/ House of Worship				P	P	P	P			SUP		NC: §18.08.202(e)(4).	
College, University, or Seminary			P	P		P	P						
Communica- tion Facility, Equipment Only		SPR	P	SPR	P	P	P	P	P	P	P	§18.08.202(e)(5).	
Electric Generating Plant	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	P	P/ SPR	P/ SPR	§18.08.202(e)(6). IC, IB: SPR required if adjacent to residen- tially zoned property.	
Electric Utility Substation	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	P	P/ SPR	P/ SPR	§18.08.202(e)(6). IC, IB: SPR required if adjacent to residen- tially zoned property.	
Funeral Parlor						P	P						
Government Facility		P	P	P	P	P	P			P	P		
Hospital, Acute & Overnight Care				SUP		P							
Library, Art Gallery or Museum		P	P	P	P	P	P						
Post Office		SPR	SPR	P	SPR	SPR	SPR		P	P			
Prison/ Custodial Institution				SUP									

**CHAPTER 18.08 ZONING**

**ARTICLE II: PERMITTED USES AND USE REGULATIONS**

**Section 18.08.201. Permitted Uses by Base Zone District.**

**(d) Summary Use Table for Nonresidential Base Zone Districts.**

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE NONRESIDENTIAL BASE ZONING DISTRICTS											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)													
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE													
Public Meal Provider/ Homeless Services									P			§18.08.202(e)(7).	
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	P	P	P	P		
School, Primary (Public or Private)				P								§18.08.202(e)(8).	
School, Secondary (Public or Private)				P		SPR	SPR					§18.08.202(e)(9).	
School, Non-Traditional, Secondary (Public or Private)				P								§18.08.202(e)(10).	
School, Vocational/ Trade			P	A		P	P		P	P	P	GO, AC, CC: §18.08.202(e)(11).	
Transitional Living Facility				P			SUP					§ 18.08.202(e)(12).	
Utility Box/Well House, Back- up Generator, Pumping or Booster Station	P	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(13).	
Utility Installation, Other than Listed	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR		
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(12).	

(Ord. No. 5762, § 1, 11-18-05)

CHAPTER 18.08 ZONING  
ARTICLE II: PERMITTED USES AND USE REGULATIONS  
Section 18.08.201. Permitted Uses by Base Zone District.  
(d) Summary Use Table for Nonresidential Base Zone Districts.

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS												
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	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION												
Asphalt or Concrete Batch Plant									SUP			
Animal & Animal Byproduct Processing									SUP			§18.08.202(f)(1).
Bus or other Transportation Terminal				SUP			P		P	P		CC, IC: §18.08.202(f)(2).
Chemical Processing and/or Manufacture									SUP	SUP	SUP	
Collection Station					SUP	SUP	SUP		P	P		NC, AC, CC: §18.08.202(f)(3).
Crematorium						SUP	SUP		P	P		§ 18.08.202(f)(4)
Food Processing/ Wholesale Bakery							P		P	P	P	
Hazardous Waste									P/ SUP	P/ SUP	P/ SUP	§18.08.202(f)(5). SUP required if use is not ancillary to retail or commercial use, or if facility is more than 4,000 sq. ft.
Heavy Machinery & Equipment (Rental, Sales & Service)									P	P		
Helipad			P	P		P	P	P	P	P		§18.08.202(f)(7).
Indoor Manufacturing, Processing, Assembly or Fabrication			SUP						P	P	P	GO: §18.08.202(f)(8).

**CHAPTER 18.08 ZONING**

**ARTICLE II: PERMITTED USES AND USE REGULATIONS**

**Section 18.08.201. Permitted Uses by Base Zone District.**

**(d) Summary Use Table for Nonresidential Base Zone Districts.**

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	NONRESIDENTIAL BASE ZONING DISTRICTS												
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)													
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION													
Maintenance, Repair or Renovation Business						P			P	P		AC: §18.08.202(f)(9).	
Mining, Sand and Gravel Excavation	SUP								SUP				
Mini- warehouse					SUP	SUP	SUP		P	P		AC, CC, NC: §18.08.202(f)(10).	
Outdoor Manufactur- ing, Process- ing, Assembly or Fabrication									SUP	SUP			
Outdoor Storage									P	P	SUP	I, IC, IB: §18.08.202(f)(11).	
Printing & Publishing						P			P	P	P		
Railroad Yard or Shop				P					P			PF: §18.08.202(f)(12).	
Rental Store, w/Outdoor storage; Truck Rental						SUP	SUP		P	P			
Salvage or Reclamation of Products (Indoors)									P	P			
Septic Tank Services									SUP				
Showroom					P	P	P						
Taxidermist						P	P		P	P			
Towing & Impound Yard									P	P		§18.08.202(f)(13).	
Transfer Station									P			§18.08.202(f)(14).	
Truck Stop/ Travel Plaza									SUP	SUP		§18.08.202(f)(15).	



CHAPTER 18.08 ZONING  
**ARTICLE II: PERMITTED USES AND USE REGULATIONS**  
*Section 18.08.201. Permitted Uses by Base Zone District.*  
**(d) Summary Use Table for Nonresidential Base Zone Districts.**

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	NONRESIDENTIAL BASE ZONING DISTRICTS												
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
PRINCIPAL USES													
See Section 18.08.202 (Additional Regulations for Principal Uses)													
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION													
Truck Terminal									SUP	SUP			
Warehouse/ Distribution Center									P	P			
Welding Repair									P	P		§18.08.202(f)(16).	
Wholesale of construction materials									P	P	P	I, IB: §18.08.202(f)(17).	
Wholesale of products manufactured or assembled on site									P	P	P		
Wrecking Yard, Salvage Yard, or Junk Yard (Outside)									SUP				
OTHER													
Farm (No Commercial Slaughtering)	P											OS: §18.08.202(g)(1).	
Poultry and Hog Farm	SUP											OS: §18.08.202(g)(1).	

**CHAPTER 18.08 ZONING**

**ARTICLE II: PERMITTED USES AND USE REGULATIONS**

**Section 18.08.201. Permitted Uses by Base Zone District.**

**(d) Summary Use Table for Nonresidential Base Zone Districts.**

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	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)												
Caretaker Quarters		A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(1). Accessory to a principal multi-family or non-residential use only.
Accessory retail sales associated with a principal manufacturing, wholesaling, distribution or warehousing use.										A		§ 18.08.203(d)(2)
Automobile Rental								A				§18.08.202(b)(4)
Bakery, Retail			A	A				A				
Bar								A				
Barber/ Beauty Shop				A				A				
Bus or other Transportation Terminal								A				
Child Care, In Home (1—6 Children)				A- SPR	A	A	A					§18.08.202(e)(3). Permitted as an accessory use to a principal residential use, subject to SUP or SPR review procedure as shown.
Child Care, In Home (7—12 Children)		A		A- SPR	A	A	A					§18.08.202(e)(3). Permitted as an accessory use to a principal residential use, subject to SUP or SPR review procedure as shown.
Child Care Center		A										§18.08.202(b)(7).

CHAPTER 18.08 ZONING  
**ARTICLE II: PERMITTED USES AND USE REGULATIONS**  
*Section 18.08.201. Permitted Uses by Base Zone District.*  
**(d) Summary Use Table for Nonresidential Base Zone Districts.**

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	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)												
Commercial Amusement/ Recreation (Outside)								A				
Commercial Amusement/ Recreation (Inside)								A				
Community Center, Private												
Copy Center								A				
Drive-through Facility (Food and Beverage Service			A			A	A			A-SUP	A-SUP	§18.08.202(b)(11). IC, IB: Subject to SUP approval.
Drive-through Facility (Non-Food and Beverage Service			A			A	A			A-SUP	A-SUP	§18.08.202(b)(12). IC, IB: Subject to SUP approval.
Financial Institution								A	A			
Fitness Center		A	A					A				
Gaming Operation, Restricted		A	A	A	A	A	A	A	A	A	A	§18.08.202(c)(2).
General Personal Service								A				
Government Facility									A			
Gun Range (Indoor)								A				
Home Occupation	A	A		A	A	A	A	A				§18.08.203(e)(3).

**CHAPTER 18.08 ZONING**  
**ARTICLE II: PERMITTED USES AND USE REGULATIONS**  
**Section 18.08.201. Permitted Uses by Base Zone District.**  
**(d) Summary Use Table for Nonresidential Base Zone Districts.**

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	NONRESIDENTIAL BASE ZONING DISTRICTS												
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
ACCESSORY USES													
See Section 18.08.203 (Standards for Accessory Uses and Structures)													
Indoor Storage, incidental to a permitted use		A	A	A	A	A	A	A	A	A	A		
Laundry, Drop- off/Pickup							A						
Laundry, Self Service							A						
Library, Art Gallery or Museum							A						
Pet Store							A						
Pool or Billiard Parlor							A						
Post Office							A						
Recording Studio							A						
Restaurant with Alcohol Service				A			A						
Restaurant without Alcohol Service				A			A						
School, Vocational/ Trade				A									
Gas Station				A								§18.08.202(b)(25).	
Showroom			A						A	A	A		
Sidewalk Cafés		A	A		A	A	A		A	A	A	§18.08.203(e)(5).	
Tennis Courts								A					
Theater (No Drive-in)								A					



CHAPTER 18.08 ZONING  
**ARTICLE II: PERMITTED USES AND USE REGULATIONS**  
*Section 18.08.201. Permitted Uses by Base Zone District.*  
**(d) Summary Use Table for Nonresidential Base Zone Districts.**

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	NONRESIDENTIAL BASE ZONING DISTRICTS												
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)													
TV Broadcasting & Other Communica- tion Service								A					§18.08.202(b)(26).
Utility Alternative System	A	A	A	A	A	A	A	A	A	A	A		§18.08.203(e)(6).
Warehouse/ Distribution Center				A									
Wedding Chapel								A					
Welding Repair				A									§18.08.202(f)(14).
Video Arcades								A					

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
TEMPORARY USES See Section 18.08.204 (Standards for Temporary Uses and Structures)												
Temporary Carnival, Circus, Entertainment Event, Amusement Ride				P		P	P	P				§18.08.204(d)(3).
Temporary Christmas Tree Sales Lot & Similar Uses					P	P	P					§18.08.204(d)(4).

# CHAPTER 18.08 ZONING

## ARTICLE II: PERMITTED USES AND USE REGULATIONS

### Section 18.08.201. Permitted Uses by Base Zone District.

#### (d) Summary Use Table for Nonresidential Base Zone Districts.

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
TEMPORARY USES												
See Section 18.08.204 (Standards for Temporary Uses and Structures)												
Temporary Construction Structures		P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(5).
Temporary Open Lot Parking		P	P	P	P	P			P	P		§18.08.204(d)(7).
Temporary Stockpiling	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(8).
Temporary Urban Farm	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(9).

#### (e) MIXED USE BASE ZONE DISTRICTS.

TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE		
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)													
RESIDENTIAL													
Boarding or Rooming House	P		P	P		P		P		P			
Congregate Care Facility	P		P	P	P/SPR /SUP	P	P	P	P	P	P	§18.08.202(a)(2).	
Convent or Monastery	P	SUP	P	P		P	P	P	P	P	P		
Fraternity or Sorority House	SUP		SUP	SUP		SUP	SUP	SUP	SUP	SUP	SUP		
Group Home	P	P	P	P	P	P	P	P	P	P	P	§18.08.202(a)(4).	
Hospice	P	P	P	P	P	P	P	P	P	P	P		
Manufactured Home	P		P	P	P	P	P	P	P	P	P	§18.08.202(a)(5).	

CHAPTER 18.08 ZONING  
**ARTICLE II: PERMITTED USES AND USE REGULATIONS**  
*Section 18.08.201. Permitted Uses by Base Zone District.*  
*(e) Mixed Use Base Zone Districts.*

TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE		
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)													
RESIDENTIAL													
Multi-Family	P		P	P	P/SPR /SUP	P	P	P	P	P	P		
Mobile Home Park					SUP							§18.08.202(a)(6).	
Mobile Home Subdivision					P							§18.08.202(a)(6).	
Multi-Family	P		P	P	P/SPR /SUP	P	P	P	P	P	P	§18.08.202(a)(7).	
Nursing Home/ Assisted Living Facility	P		P	P	SUP	P	P	P	P	P	P		
Private Dorm	P	P/SPR /SUP	P	P		P	P	P	P	P	P	§18.08.202(a)(10).	
Single-Family, Attached/ Condominium Townhouse	P/SPR/ SUP	P/SPR /SUP	P	P/SPR /SUP	P/SPR /SUP	P/SPR /SUP	P	P	P	P	P/SPR/ SUP	§18.08.202(a)(9).	
Single-Family, Detached		P		P	P	SUP							
Single-Family, Zero Lot Line	P		P	P	P	P	P	P	P	P	P		
Single Room Occupancy	P	P/SPR /SUP	P	P		P	P	P	P	P	P	§18.08.202(a)(10).	

**CHAPTER 18.08 ZONING**  
**ARTICLE II: PERMITTED USES AND USE REGULATIONS**  
**Section 18.08.201. Permitted Uses by Base Zone District.**  
**(e) Mixed Use Base Zone Districts.**

TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
COMMERCIAL SALES AND SERVICES												
Adult Business												
Animal Clinic, Shelter, Hospital or Boarding/ Kennel	P		P	P		P	P	P	P	P		§18.08.202(b)(2).
Antique/ Collectible Store	P		P	P		P	P	P	P	P	P	
Astrologer, Hypnotist or Psychic Art & Science	P		P	P		P	P	P	P	P	P	
Auto Repair Garage and Paint and Body Shop	SUP		SUP			SUP		SUP		SUP		§18.08.202(b)(3).
Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental						SUP						
Automobile Rental	P		P	SUP		SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(b)(4)
Bakery, Retail	P		P	P	SUP	P	P	P	P	P	P	
Bar	P/SUP		P	P		P	P	P	P	P	P	CRC/GMU: SUP adjacent to Residential Master Plan Land Use des- ignation.
Barber/ Beauty Shop	P		P	P	SUP	P	P	P	P	P	P	
Building & Landscape Material/ Lumber Yard	P			P		P		P				§18.08.202(b)(6).
Call Center	P		P	P		P	P	P	P	P	P	

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**ARTICLE II: PERMITTED USES AND USE REGULATIONS**  
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*(e) Mixed Use Base Zone Districts.*

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	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
COMMERCIAL SALES AND SERVICES												
Car Wash	P		P	P			P	P	P	P		
Child Care Center	P	P	P	P	SUP	P	P	P	P	P	P	§18.08.202(b)(7).
Cleaners, Commercial	P		P	P		P	P	P	P	P		
Convenience Store	P		P	P		P	P	P	P	P	P	
Copy Center	P	SUP	P	P		P	P	P	P	P	P	
Custom & Craft Work	P		P	P		P	P	P	P	P	P	§18.08.202(b)(10).
Drive-through Facility	SUP		SUP	SUP				SUP				§18.08.202(b)(11).
Escort Service/ Outcall							P					Shall be at least 1,000 feet from any child care center or facility
Financial Institution	P	SUP	P	P		P	P	P	P	P	P	
Freestanding Automated Teller Machine	P	P	P	P		P		P	P	P		
General Personal Service	P		P	P		P	P	P	P	P	P	
General Retail Store or Commercial Use Other than Listed	P		P	P	SUP	P	P	P	P	P	P	
Household Goods, Light Service, Repair & Assembly	P		P	P		P	P	P	P	P	P	§18.08.202(b)(16).
Laboratory	P/SUP	P/SUP	P/SUP	P/SUP		P/SUP		P/SUP	P/SUP	P/SUP		§18.08.202(b)(17).
Laundry, Drop-off/ Pickup	P		P	P		P	P	P	P	P	P	
Laundry, Self Service	P		P	P		P	P	P	P	P	P	



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**Section 18.08.201. Permitted Uses by Base Zone District.**  
**(e) Mixed Use Base Zone Districts.**

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USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE		
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)													
COMMERCIAL SALES AND SERVICES													
Medical Facility, Day Use Only	P	P	P	P		P	P	P	P	P	P		
Office, Other Than Listed	P	P	P	P		P	P	P	P	P	P		
Open Lot Parking	P	SPR	P	P		P	P	P	P	P		§18.08.202(b)(21).	
Pawn Shop	SUP		SUP	SUP								§18.08.202(b)(22).	
Pet Store	P		P	P		P	P	P	P	P	P		
Plant Nursery/ Garden Supply	P		P	P	SUP	P	P	P	P	P	P	§18.08.202(b)(23).	
Recording Studio	P	P	P	P		P	P	P	P	P	P		
Restaurant with Alcohol Service	P		P	P		P	P	P	P	P	P		
Restaurant without Alcohol Service	P		P	P		P	P	P	P	P	P		
Sale of Low Volume Bulky Goods	P		P	P		P	P	P	P	P	P		
Gas Station	P		P			SUP		SUP	P	SUP		§18.08.202(b)(25)	
Tattoo Parlor, Body Painting, & Similar Uses	P/SUP		P			P	P			P		CRC/GMU: SUP adjacent to Residential Master Plan Land Use designation.	
TV Broadcast- ing & Other Communica- tion Service	P	P	P			P	P	P	P	P	P	§18.08.202(b)(26).	
Wedding Chapel	P		P	P		P	P	P	P	P	P		

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TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS												
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	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
RECREATION, ENTERTAINMENT, AND AMUSEMENT												
Casino (see Hotel w/Non-Re- stricted Gaming)												
Commercial Amusement/ Recreation (Outside)	SUP		SUP			SUP	SUP	SUP	SUP	SUP	SUP	
Commercial Amusement/ Recreation (Inside) other than listed	P		P	P		P	P	P	P	P	P	
Community Center, Private					SUP							
Convention Center	SUP		SUP				P	SUP		SUP	SUP	
Country Club, Private	P		P	P	SUP	P	P	P	P	P	P	
Fitness Center	P	SUP	P	P		P	P	P	P	P	P	
Gun Range (Indoor)		SUP										
Night Club	SUP		SUP			SUP	SUP	SUP	SUP	SUP	SUP	CRC/GMU: SUP adjacent to Residential Master Plan Land Use des- ignation.
Pool or Billiard Parlor	P		P	P		P	P	P	P	P	P	CRC/GMU: SUP adjacent to Residential Master Plan Land Use des- ignation.
Private Club, Lodge or Fraternal Organization	P		P	P		P	P	P	P	P	P	
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	P	

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	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
RECREATION, ENTERTAINMENT, AND AMUSEMENT												
Sports Arena, Stadium, or Track	SUP	SUP	SUP	SUP		SUP	SUP	SUP	SUP	SUP	SUP	CRC/GMU: SUP adjacent to Residential Master Plan Land Use des- ignation.
Stable (Commercial) or Riding Acad- emy	SUP		P	SUP		P						§18.08.202(c)(3).
Tennis Courts	P	P	P	P		P	P	P	P	P	P	§18.08.202(c)(5).
Theater (No Drive-in)	P	P	P	P		P	P	P	P	P	P	
Video Arcades	P		P	P		P	P	P	P	P	P	
LODGING												
Bed & Breakfast Inn	P		P	P	P	P	P	P	P	P	P	§18.08.202(d)(1).
Hotel with Nonrestricted Gaming Operation			SUP				SUP	SUP				§18.08.202(d)(3). DRRC/Key: See DRRC Plan for Specific Locations.
Hotel (Without Nonrestricted Gaming Operation)	P		P			P	P	P	P	P	P	§18.08.202(d)(2). CRC/GMU: SUP adjacent to Resi- dential Master Plan Land Use designa- tion.
Hotel- Condominium	P		P			P	P	P	P	P	P	
Motel	P		P									CRC/GMU: see § 18.08.405(d)
Motel with Nonrestricted Gaming Operation												
Recreational Vehicle Park	SUP		SUP	SUP				SUP				§18.08.202(d)(5).

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	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICES												
Blood Plasma Donor Center	P		P	P		P	P	P	P	P	P	§18.08.202(e)(1).
Cemetery/ Mausoleum						P	P	P	P	P		§18.08.202(e)(2).
Church/ House of Worship	P	P	P	P	SUP	P	P	P	P	P	P	
College, University, or Seminary	P	P	P	P		P	P	P	P	P	P	
Communica- tion Facility, Equipment Only	P	SUP	P	P	SUP	P	P	P	P	P	P	§18.08.202(e)(5).
Electric Generating Plant	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(6).
Electric Utility Substation	SUP	SUP	SUP	SUP	SPR	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(6).
Funeral Parlor	P		P	P		P		P	P			
Government Facility	P	P	P	P		P	P	P	P	P	P	
Hospital, Acute & Overnight Care	P	SUP	P	P		P	P	P	P	P	P	
Library, Art Gallery or Museum	P	P	P	P		P	P	P	P	P	P	
Post Office	P	P	P	P		P	P	P	P	P	P	
Prison/ Custodial Institution		SUP				SUP						
Public Meal Provider/ Homeless Services										SUP		§18.08.202(e)(8).
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	P	P	P	P	

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	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICES												
School, Primary (Public or Private)	P	P	P	P	SPR	P	P	P	P	P	P	§18.08.202(e)(9).
School, Secondary (Public or Private)	P	P	P	P		P	P	P	P	P	P	§18.08.202(e)(10).
School, Non-Trad- itional, Secondary (Public or Private)		P				P						§18.08.202(e)(11).
School, Vocational/ Trade	P	A	P	P		P	P	P	P	P	P	§18.08.202(e)(12).
Utility Box/ Well House, Back-up Generator, Pumping or Booster Station	P	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(14).
Utility Installation, Other than Listed	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(13).



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	REGIONAL CENTERS BASE ZONING DISTRICTS												
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE		
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)													
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION													
Asphalt or Concrete Batch Plant													
Animal & Animal Byproduct Processing													§18.08.202(f)(1).
Bus or other Transportation Terminal	P	SUP	P	P		P	P	P	P	P	P		§18.08.202(f)(2).
Chemical Processing and/or Manufacture													
Collection Station	SUP												§18.08.202(f)(3).
Crematorium	SUP			SUP		SUP		SUP		SUP			§18.08.202(f)(4).
Food Processing/ Wholesale Bakery	P		P	P		P		P	P	P			
Hazardous Waste													§18.08.202(f)(5).
Heavy Machinery & Equipment (Rental, Sales & Service)													
Helipad	SUP	P	P			P	P	P	P	P	P		§18.08.202(f)(6).
Indoor Manufacturing, Processing, Assembly or Fabrication				SUP		P				SUP			§18.08.202(f)(8)
Maintenance, Repair or Renovation Business	P		P	P		P		P		P			§18.08.202(f)(9).
Mining, Sand and Gravel Excavation													
Mini- warehouse	SUP		SUP	SUP	SUP		SUP	SUP	SUP	SUP	SUP		§18.08.202(f)(10).

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	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION												
Outdoor Manufacturing, Processing, Assembly or Fabrication												
Outdoor Storage												
Printing & Publishing	P		P	P		P	P	P	P	P	P	
Railroad Yard or Shop												
Rental Store, w/Outdoor storage; Truck Rental	SUP			SUP								
Salvage or Reclamation of Products (Indoors)												
Septic Tank Services												
Showroom	P		P	P		P	P	P	P	P	P	
Taxidermist	P		P	P		P						
Towing & Impound Yard												
Transfer Station												
Truck Stop												
Truck Terminal												
Warehouse/ Distribution Center				SUP								
Welding Repair				SUP								§18.08.202(f)(16).
Wholesale of construction materials				SUP		P						§18.08.202(f)(17).

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	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION												
Wholesale of products manufactured or assembled on site				SUP								
Wrecking Yard, Salvage Yard, or Junk Yard (Outside)												
OTHER												
Farm (No Commercial Slaughtering)												
Poultry and Hog Farm												

TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
ACCESSORY USES												
See Section 18.08.203 (Standards for Accessory Uses and Structures)												
Accessory Dwelling or Caretakers Quarters/ Domestic or Security Unit	A	A	A	A		A	A	A	A	A	A	§18.08.203(e)(1).

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	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)												
Accessory Retail Sales Associated with a Princi- pal Manufac- turing, Whole- saling, Distribution or Warehousing Use.												
Automobile Rental												§18.08.202(b)(4)
Bakery, Retail		A										
Bar												
Barber/ Beauty Shop		A										
Bus or other Transportation Terminal												
Caretakers Quarters	A	A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(1).
Child Care, In Home (1—6 Children)	A	A- SPR	A	A	A	A	A	A	A	A	A	§18.08.203(e)(3).
Child Care, In Home (7—12 Children)	A	A- SPR	A	A	A-SUP	A	A	A	A	A	A	§18.08.203(e)(3).
Child Care Center												
Commercial Amusement/ Recreation (Outside)												
Commercial Amusement/ Recreation (Inside)												
Community Center, Private	A		A	A		A	A	A	A	A	A	
Copy Center												

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	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)												
Drive-through Facility (Food and Beverage Service	SUP		SUP	SUP		SUP		A				§18.08.202(b)(11). DRC: Only with di- rect or indirect free- way access
Drive-through Facility (Non-Food and Beverage Service	SUP		SUP	SUP		SUP		A				§18.08.202(b)(11). DRC: Only with di- rect or indirect free- way access
Financial Institution												
Fitness Center												
Gaming Operation, Restricted	A	A	A	A		A	A	A	A	A	A	§18.08.202(c)(2).
General Personal Service												
Government Facility												
Guest Quarters or Guest House					A							§18.08.203(e)(1).
Gun Range (Indoor)												
Home Occupation	A	A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(3).
Indoor Storage, incidental to a permitted use	A	A	A	A		A	A	A	A	A	A	
Laundry, Drop-off/ Pickup												
Laundry, Self Service												
Library, Art Gallery or Museum												
Pet Store												



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	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)												
Pool or Billiard Parlor												
Post Office												
Recording Studio												
Restaurant with Alcohol Service		A										
Restaurant without Alcohol Service		A										
School, Vocational/ Trade		A										
Satellite Dish					A							§18.08.203(e)(4).
Gas Station		A										§18.08.202(b)(25).
Showroom												
Sidewalk Cafés	A		A	A		A	A	A	A	A	A	§18.08.203(e)(5).
Tennis Courts					A							
Theater (No Drive-in)												
TV Broadcasting & Other Communica- tion Service												
Utility Alternative System	A	A	A	A	A	A	A	A	A	A	A	
Warehouse/ Distribution Center		A				A						
Wedding Chapel		A										

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ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)												
Welding Repair												
Video Arcades												

TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS												
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	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
TEMPORARY USES See Section 18.08.204 (Standards for Temporary Uses and Structures)												
Garage Sales					P							§18.08.204(d)(1).
Temporary Asphalt or Concrete Batch Plant												
Temporary Carnival, Circus, Entertainment Event, Amusement Ride	P	P	P	P		P	P	P	P	P	P	§18.08.204(d)(3).
Temporary Christmas Tree Sales Lot & Similar Uses	P		P	P		P	P	P	P	P	P	§18.08.204(d)(4).
Temporary Construction Structures	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(5).

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	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
TEMPORARY USES See Section 18.08.204 (Standards for Temporary Uses and Structures)												
Temporary Real Estate Sales Offices					P							§18.08.204(d)(6).
Temporary Stockpiling	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(8).
Temporary Open Lot Parking	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(7).
Temporary Urban Farm	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(9).

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ IT	RRC/ OST	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM		MRC
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses) †													
RESIDENTIAL													
Boarding or Rooming House	P	P	P					P	P		P	P	
Congregate Care Facility	P	P	P									P	§18.08.202(a)(2).
Convent or Monastery	P	P	P									P	
Fraternity or Sorority House	SUP	SUP	SUP					SUP	SUP			SUP	
Group Home	P	P	P									P	§18.08.202(a)(4).
Hospice	P	P	P									P	

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PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses) †														
RESIDENTIAL														
Manufac- tured Home	P	P	P									P	§18.08.202(a)(5).	
Mobile Home Park														
Mobile Home Subdivision														
Multi-Family	P	P	P					P	P		P	P	§18.08.202(a)(7).	
Nursing Home/ Assisted Living Facility	P	P	P						SUP			P	§18.08.202(a)(8).	
Private Dorm	P	P	P					P	P		P	P	§18.08.202(a)(10).	
Single- Family, Attached/ Condomin- ium Townhouse	P	P	SPR						P		P	P/ SPR/ SUP	§18.08.202(a)(9). In RRC/TMU and MRC SPR required if more than 4 units and less then the SUP review thresh- old. SUP required if 100 or more units.	
Single- Family, Detached			SPR		P				P					
Single- Family, Zero Lot Line	P	P	P									P		
Single Room Occupancy	P	P	P						SUP			P	§18.08.202(a)(10).	

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	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ IT	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC		
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)†														
COMMERCIAL SALES AND SERVICES														
Adult Business														
Animal Clinic, Shelter, Hospital or Boarding/ Kennel						P	P		SUP				§18.08.202(b)(2).	
Antique/ Collectible Store	P	P	P	P		P	P		P			P		
Astrologer, Hypnotist or Psychic Art & Science	P	P	P			P	P					P		
Auto Repair Garage and Paint and Body Shop	P	P	P			P	P		SUP			P	§18.08.202(b)(3).	
Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental				SUP		P	P					P	§18.08.301(d).	
Automobile Rental				SUP		P/ SUP††	P/ SUP††					SUP	§18.08.202(b)(4)	
Bakery, Retail	SUP	SUP	SUP	P		P/ SUP††	P/ SUP††		P		P	SUP		
Bar	P	P	P			P	P				P	P		
Barber/ Beauty Shop	P	P				P	P		P		P	P		
Building & Landscape Material/ Lumber Yard	P	P	P			P	P				P	P	§18.08.202(b)(6).	
Call Center	P			P		P	P							



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	REGIONAL CENTERS BASE ZONING DISTRICTS												
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PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)†													
COMMERCIAL SALES AND SERVICES													
Car Wash	P	P	P	P		P	P					P	
Child Care Center	P	P		P		P	P				SUP		§18.08.202(b)(7).
Cleaners, Commercial	P	P	P	P				P	P		P	P	
Convenience Store	P	P	P	P		P	P				P	P	
Copy Center	P	P	P	SUP		P	P		P		P	P	
Custom & Craft Work	P	P	P	P		P	P				P	P	§18.08.202(b)(10).
Drive-through Facility	P	P	P	P		P	P					P	§18.08.202(b)(11).
Escort Service/ Outcall													
Financial Institution	P/ SUP	P/ SUP	P/ SUP								P/ SUP	P/ SUP	SUP required if drive thru facility
Freestanding Automated Teller Machine	P	P	P	P		P	P				P	P	
General Personal Service	P	P	P			P	P		P		P	P	
General Retail Store or Commercial Use Other than Listed	P	P	P			P	P		P		P	P	
Household Goods, Light Service, Repair & Assembly	P	P	P	P		P	P		P		P	P	§18.08.202(b)(16).
Laboratory	P/ SUP	P/ SUP	P/ SUP	P/ SUP		P/ SUP	P/ SUP	P/ SUP				P/ SUP	§18.08.202(b)(17).
Laundry, Drop-off/ Pickup	P	P	P	P		P	P		P		P	P	

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PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)†														
COMMERCIAL SALES AND SERVICES														
Laundry, Self Service	P	P	P	P		P	P		P		P	P		
Medical Facility, Day Use Only	P	P	P					P			P	P		
Office, Other Than Listed	P	P	P	P		P	P	P	P		P	P		
Open Lot Parking	P	P	P	P		P	P					P	§18.08.202(b)(21). MRC: Permitted as a temporary use, allowed without dis- cretionary review for a period up to 36 months provided all the requirements in 18.08.405(e) are met.	
Pawn Shop						SUP	SUP					SUP	§18.08.202(b)(22).	
Pet Store	P	P	P			P	P		P		P	P		
Plant Nursery/ Garden Supply	P	P	P	P		P	P				P		§18.08.202(b)(23).	
Recording Studio	P	P	P	P		P	P				P	P		
Restaurant with Alcohol Service	P	P	P	P		P	P		P		P	P	RRC/I(IC): §18.08.202(b)(24).	
Restaurant without Alcohol Service	P	P	P	P		P	P		P		P	P		
Sale of Low Volume Bulky Goods	P	P		P		P	P					P		
Gas Station	P	P		P		P	P					P	§18.08.202(b)(25)	

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PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)†														
COMMERCIAL SALES AND SERVICES														
Tattoo Parlor, Body Painting, & Similar Uses	P			P		P	P					P		
TV Broadcasting & Other Communica- tion Service	P	P		P		P	P	P			P	P	§18.08.202(b)(26).	
Wedding Chapel	P	P	P			P	P							

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PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)†													
RECREATION, ENTERTAINMENT, AND AMUSEMENT													
Casino (see Hotel w/Non-Re- stricted Gaming)													
Commercial Amusement/ Recreation (Outside)	SUP	SUP	SUP	SUP		SUP	SUP					SUP	

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PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)†														
RECREATION, ENTERTAINMENT, AND AMUSEMENT														
Commercial Amusement/ Recreation (Inside) other than listed	P	P	P	P		P	P		P			P		
Community Center, Private			P								P	P	§18.08.202(c)(1).	
Country Club, Private	P	P	P			P	P					P		
Fitness Center	P	P	P	P		P	P		P		P	P		
Gun Range (Indoor)														
Night Club	SUP	SUP				SUP	SUP				SUP	SUP		
Pool or Billiard Parlor	P	P		P		P	P		P		P	P		
Private Club, Lodge or Fraternal Organization	P	P	P			P	P	P	P		P	P		
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	P	P		
Sports Arena, Stadium, or Track	SUP	SUP	SUP		SUP	SUP	SUP	SUP		SUP	SUP	SUP		
Stable (Commercial) or Riding Academy	P	P	P			P	P					P	§18.08.202(c)(3).	
Tennis Courts	P	P	P	P	P	P	P	P		P	P	P	§18.08.202(c)(5).	
Theater (No Drive-in)	P	P	P	SPR		P	P		P		P	P		
Video Arcades	P	P	P			P	P				P	P		

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	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC		
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)†														
RECREATION, ENTERTAINMENT, AND AMUSEMENT														
LODGING														
Bed & Breakfast Inn	P	P	P			P	P		P		P	P	§18.08.202(d)(1).	
Hotel with Nonrestricted Gaming Operation	SUP												§18.08.202(d)(3).	
Hotel (Without Nonrestricted Gaming Operation)	P	P	P			P	P		P		P	P	§18.08.202(d)(2).	
Hotel-Condominium	P	P	P	P		P	P		P		P	P	§18.08.202(d)(5).	
Motel						P	P					P	§18.08.202(d)(6).	
Motel with Nonrestricted Gaming Operation														
Recreational Vehicle Park													§18.08.202(d)(8).	

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	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM		MRC
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)													
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE													
Blood Plasma Do- nor Center	P	P	P	P		P	P					P	§18.08.202(e)(1).

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PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)													
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE													
Cemetery/ Mausoleum	P	P	P			P	P					P	§18.08.202(e)(2).
Church/ House of Worship	P	P	P	SUP				P	P		P	P	
College, University, or Seminary	P	P	P					P			P	P	
Communica- tion Facility, Equipment Only	P	P	P	P		P	P	P			P	P	§18.08.202(e)(5).
Electric Generating Plant	SUP	SUP	SUP	P/ SPR	SUP	P/ SPR/ SUP††	P/ SPR/ SUP††					SUP	§18.08.202(e)(6).
Electric Utility Substation	SUP	SUP	SUP	P/ SPR	SUP	P/ SPR/ SUP††	P/ SPR/ SUP††					SUP	§18.08.202(e)(6).
Funeral Parlor	P	P	P			P	P					P	
Government Facility	P	P	P	P		P	P	P	P		P	P	
Halfway House	SUP	SUP	SUP									SUP	§18.08.202(e)(7).
Hospital, Acute & Overnight Care	P	P	P									P	
Library, Art Gallery or Museum	P	P	P					P	P		P	P	
Post Office	P	P	P	P		P	P	P	P		P	P	
Prison/ Custodial Institution													
Public Meal Provider/ Homeless Services													



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PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)													
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE													
Public Transit or School Bus Shelter	P	P	P	P	P	P	P					P	
School, Primary (Public or Private)	P	P	P					P	P		P	P	§18.08.202(e)(9).
School, Secondary (Public or Private)	P	P	P			P		P	P		P	P	§18.08.202(e)(10).
School, Non-Trad- itional, Secondary (Public or Private)									SUP				§18.08.202(e)(11).
School, Vocational/ Trade	P	P	P	P		P		P	SUP		P	P	§18.08.202(e)(12).
Utility Box/Well House, Back-up Generator, Pumping or Booster Station	P	P	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(14).
Utility Installation, Other than Listed	SPR	P	SPR	SPR	SPR	SPR	SPR					SPR	
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP					SUP	§18.08.202(e)(13).

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PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)													
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION													
Asphalt or Concrete Batch Plant						P	P/ SUP††						RTIARC, RSARC: Temporary only for airport construction not to exceed 4 years, shall be at least 750 ft from res. zoned property
Animal & Animal Byproduct Processing							SUP						§18.08.202(f)(1).
Bus or other Transporta- tion Terminal	P	P		P		P	P					P	§18.08.202(f)(2).
Chemical Processing and/or Manufacture				SUP		SUP	SUP						
Collection Station				P		P/ SUP††	P/ SUP††					SUP	§18.08.202(f)(3).
Crematorium		SUP		P		P/ SUP††	P/ SUP††					SUP	§18.08.202(f)(4).
Food Processing/ Wholesale Bakery	P	P		P		P	P					P	
Hazardous Waste				P/ SUP		P/ SUP††	P/ SUP††						§18.08.202(f)(5).
Heavy Machinery & Equipment (Rental, Sales & Service)				SUP		P	P						
Helipad	P	P		P		P	P	P			P	P	§18.08.202(f)(6).
Indoor Manufactur- ing, Processing, Assembly or Fabrication				P		P	P		SUP				

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PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)														
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION														
Maintenance, Repair or Renovation Business		P		P		P	P		P			P	§18.08.202(f)(9).	
Mining, Sand and Gravel Excavation				SUP	SUP		SUP							
Mini- warehouse		SUP		SUP		P/ SUP††	P/ SUP††						§18.08.202(f)(10).	
Outdoor Manufactur- ing, Processing, Assembly or Fabrication				SUP		SUP	SUP							
Outdoor Storage				SUP		P	P						§18.08.202(f)(11).	
Printing & Publishing	P	P	P	P		P	P					P		
Railroad Yard or Shop							P							
Rental Store, w/ Outdoor storage; Truck Rental				P		P/ SUP††	P/ SUP††							
Salvage or Reclamation of Products (Indoors)				P		P	P							
Septic Tank Services							SUP							
Showroom	P	P	P			P	P				P	P		
Taxidermist				P		P	P					P		
Towing & Impound Yard				P		P	P						§18.08.202(f)(13).	
Transfer Station				SUP			P						§18.08.202(f)(14).	

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TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ IT	RRC/ OST	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)													
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION													
Truck Stop				SUP		SUP	SUP						§18.08.202(f)(15).
Truck Terminal				SUP		SUP	SUP						
Warehouse/ Distribution Center				P		P	P		SUP				
Welding Repair				P		P	P						§18.08.202(f)(16).
Wells and Transmission Lines related to Geothermal Energy Development	SPR	SPR	SPR	P	SPR								
Wholesale of construction materials				P		P	P						§18.08.202(f)(17).
Wholesale of products manufac- tured or assembled on site				P		P	P						
Wrecking Yard, Salvage Yard, or Junk Yard (Outside)							SUP						
OTHER													
Farm (No Commercial Slaughtering)					P					P			§18.08.202(g)(1).
Poultry and Hog Farm					SUP								§18.08.202(g)(1).
Outdoor Wash Rack													
Cabaret													

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ARTICLE II: PERMITTED USES AND USE REGULATIONS  
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	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ IT	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC		
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)														
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION														
Airport Operations & Facilities						P	P							

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS													
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	REGIONAL CENTERS BASE ZONING DISTRICTS												
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ IT	RRC/ OST	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)													
Accessory Dwelling or Caretakers Quarters/ Domestic or Security Unit	A	A	A	A								A	§18.08.203(e)(1).
Accessory Retail sales associated with a principal manufacturing, wholesaling, distribution or warehousing use.				A					A				§18.08.203(e)(2).
Automobile Rental													§18.08.202(b)(4)
Bakery, Retail													
Bar													
Barber/ Beauty Shop													

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	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ IT	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC		
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)														
Bus or other Transportation Terminal														
Caretakers Quarters	A	A	A	A								A	§18.08.203(e)(1).	
Child Care, In Home (1—6 Chil- dren)	A	A	A						A			A	§18.08.203(e)(3).	
Child Care, In Home (7—12 Chil- dren)	A	A	A						A			A	§18.08.203(e)(3).	
Child Care Center											A		§18.08.202(b)(7).	
Commercial Amusement/ Recreation (Outside)														
Commercial Amusement/ Recreation (Inside)														
Community Center, Private	A	A	A			A	A		A		A	A		
Copy Center														
Drive- through Fa- cility (Food and Bever- age Service	A	A	A	A/ SUP		A/ SUP	A/ SUP					A	§18.08.202(b)(11).	
Drive- through Fa- cility (Non- Food and Beverage Service	A	A	A	A/ SUP		A/ SUP	A/ SUP					A	§18.08.202(b)(11).	
Financial Institution														
Fitness Center														



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	REGIONAL CENTERS BASE ZONING DISTRICTS												
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ IT	RRC/ OST	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)													
Gaming Operation, Restricted	A	A	A	A		A	A					A	§18.08.202(c)(2).
General Personal Service													
Government Facility													
Guest Quarters or Guest House													
Gun Range (Indoor)													
Home Occupation	A	A	A		A	A	A					A	§18.08.203(e)(3).
Indoor Storage, incidental to a permitted use	A	A	A	A		A	A					A	
Laundry, Drop-off/ Pickup													
Laundry, Self Service													
Library, Art Gallery or Museum													
Pet Store													
Pool or Billiard Parlor													
Post Office													
Recording Studio													
Restaurant with Alcohol Service													

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	REGIONAL CENTERS BASE ZONING DISTRICTS													
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ IT	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC		
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)														
Restaurant without Alcohol Service														
School, Vocational/ Trade														
Satellite Dish														
Gas Station		SUP		SUP							SUP		§18.08.202(b)(25).	
Showroom				A		A	A							
Sidewalk Cafés	A	A	A	A		A	A		A		A	A	§18.08.203(e)(5).	
Tennis Courts														
Theater (No Drive-in)														
TV Broad- casting & Other Com- munication Service														
Utility Alternative System	A	A	A	A	A	A	A	A	A	A	A	A		
Warehouse/ Distribution Center														
Wedding Chapel														
Welding Repair														
Video Arcades														

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	REGIONAL CENTERS BASE ZONING DISTRICTS												
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ IT	RRC/ OST	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	
TEMPORARY USES See Section 18.08.204 (Standards for Temporary Uses and Structures)													
Garage Sales													
Temporary Asphalt or Concrete Batch Plant													
Temporary Carnival, Cir- cus, Enter- tainment Event, Amusement Ride													
Temporary Christmas Tree Sales Lot & Similar Uses	P	P	P			P	P		P			P	§18.08.204(d)(4).
Temporary Construction Structures	P	P	P			P	P						§18.08.204(d)(5).
Temporary Real Estate Sales Offices	P	P	P	P		P	P	P	P	P	P	P	§18.08.204(d)(6).
Temporary Open Lot Parking	P	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(7).
Temporary Stockpiling	P	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(8).
Temporary Urban Farm	P	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(9).
†RRC/I - Land Uses and Development Standards shall be in accordance with the IC District as amended. MU District stan- dards shall not apply.													
†RRC/OS - Land Uses and Development Standards shall be in accordance with the OS District. MU District standards shall not apply.													
††RTIARC - Land Uses in accordance with MU and IC Uses													
††RSARC- Land Uses in accordance with MU, IC & I Uses													

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TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS										
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE  TOD BASE ZONING DISTRICTS									ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
	PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)									
RESIDENTIAL										
Boarding or Rooming House	P		P	P	P	P	P	P	P	
Congregate Care Facility	P	P	P	P	P	P	P	P	P	§18.08.202(a)(2).
Convent or Monastery	P	P	P	P	P	P	P	P	P	
Fraternity or Sorority House	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Group Home	P	P	P	P	P	P	P	P	P	§18.08.202(a)(4).
Hospice	P	P	P	P	P	P	P	P	P	
Manufactured Home	P	P	P	P	P	P	P	P	P	§18.08.202(a)(5).
Mobile Home Park										§18.08.202(a)(6).
Mobile Home Subdivision										§18.08.202(a)(6).
Multi-Family	P	P	P	P	P	P	P	P	P	§18.08.202(a)(7).
Nursing Home/ Assisted Living Facility	P	P	P	P	P	P	P	P	P	§18.08.202(a)(8).
Private Dorm	P	P	P	P	P	P	P	P	P	§18.08.202(a)(10).
Single- Family, Attached/ Condominium Town-house	P/ SPR/ SUP	P/ SPR/ SUP	P	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/SPR/ SUP	P/SPR/ SUP	P/ SPR/ SUP	§18.08.202(a)(9).
Single-Family, Detached		P		P/SUP	SUP	P	SUP	P	SUP	
Single-Family, Zero Lot Line	P	P	P	P	P	P			P	
Single Room Occupancy	P	P	P	P	P	P	P	P	P	§18.08.202(a)(10).

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	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
	PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)									
COMMERCIAL SALES AND SERVICES										
Adult Business										
Animal Clinic, Shelter, Hospital or Boarding/ Ken- nel	P	P	P	P	P	P	P		P	§18.08.202(b)(2).
Antique/ Collect- ible Store	P	P	P	P	P	P	P	P	P	
Astrologer, Hyp- notist or Psychic Art & Science	P	P	P	P	P	P	P	P	P	
Auto Repair Ga- rage and Paint and Body Shop	P	P		P	P				P	§18.08.202(b)(3).
Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental		SUP		SUP	SUP				SUP	§18.08.301(d).
Automobile Rental		SUP	SUP	SUP	SUP				SUP	
Bakery, Retail	P	P	P	P	P	P	P	P	P	
Bar	P	P	P	P	P	P	P		P	
Barber/Beauty Shop	P	P	P	P	P	P	P	P	P	
Building & Land- scape Material/ Lumber Yard	P	SUP		P	P		P		P	§18.08.202(b)(5).
Call Center	P	P	P	P	P	P	P		P	
Car Wash				SUP	SUP				SUP	
Child Care Cen- ter	P	P	P	P	P	P	P	P	P	§18.08.202(b)(6).
Cleaners, Com- mercial	P	P	P	P	P	P	P		P	
Convenience Store	P	P	P	P	P	P	P		P	
Copy Center	P	P	P	P	P	P	P	P	P	
Custom & Craft Work	P	P	P	P	P	P	P	P	P	§18.08.202(b)(9).
Drive-through Facility										§18.08.202(b)(10).

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	TOD BASE ZONING DISTRICTS									
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)										
COMMERCIAL SALES AND SERVICES										
Escort Service/ Outcall										
Financial Institu- tion	P	P	P	P	P	P			P	
Freestanding Au- tomated Teller Machine	P	P	P	P	P	P	P	P	P	
General Personal Service	P	P	P	P	P	P	P	P	P	
General Retail Store or Com- mercial Use Other than Listed	P	P	P	P	P	P	P	P	P	
Household Goods, Light Ser- vice, Repair & Assembly	P	P	P	P	P	P	P	P	P	§18.08.202(b)(15).
Laboratory	P/ SUP	P/ SUP	P/ SUP	P/ SUP	P/ SUP	P/ SUP	P/SUP		P/ SUP	§18.08.202(b)(16).
Laundry, Drop- off/ Pickup	P	P	P	P	P	P	P		P	
Laundry, Self Service	P	P	P	P	P	P	P	P	P	
Medical Facility, Day Use Only	P	P	P	P	P	P	P		P	
Office, Other Than Listed	P	P	P	P	P	P	P	P	P	
Open Lot Parking	P	P	P	P	P	P	P	P	P	§18.08.202(b)(20).
Pawn Shop	SUP	SUP	SUP	SUP	SUP	SUP	SUP		SUP	§18.08.202(b)(21).
Pet Store	P	P	P	P	P	P	P		P	
Plant Nursery/ Garden Supply	P	P	P	P	P	P	P	P	P	§18.08.202(b)(22).
Recording Studio	P	P	P	P	P	P	P	P	P	
Restaurant with Alcohol Service	P	P	P	P	P	P	P		P	
Restaurant with- out Alcohol Ser- vice	P	P	P	P	P	P	P		P	
Sale of Low Vol- ume Bulky Goods	P	P	P	P	P	P	P		P	
Service Station		P		P	SUP					§18.08.202(b)(24).



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	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR		W4TC
	PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)									
COMMERCIAL SALES AND SERVICES										
Tattoo Parlor, Body Painting, & Similar Uses	P	P	P	P	P	P	P		P	
TV Broadcasting & Other Commu- nication Service	P	P	P	P	P	P	P		P	§18.08.202(b)(25).
Wedding Chapel	P	P	P	P	P	P	P	P	P	

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	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
	PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)									
RECREATION, ENTERTAINMENT, AND AMUSEMENT										
Casino (see Ho- tel w/Non-Re- stricted Gaming)										
Commercial Amusement/ Recreation (Out- side)	SUP	SUP	SUP	SUP	SUP	SUP	SUP		SUP	
Commercial Amusement/ Recreation (In- side) other than listed	P	P	P	P	P	P	P		P	
Community Cen- ter, Private										
Convention Cen- ter			P							
Country Club, Private	P	P	P	P	P	P	P		P	
Fitness Center	P	P	P	P	P	P	P	P	P	
Gun Range (In- door)										
Night Club	SUP	SUP	P	SUP	SUP	SUP	SUP		SUP	

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	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)										
RECREATION, ENTERTAINMENT, AND AMUSEMENT										
Pool or Billiard Parlor	P	P	P	P	P	P	P		P	
Private Club, Lodge or Fraternal Organization	P	P	P	P	P	P	P		P	
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	
Sports Arena, Stadium, or Track	SUP	SUP	SUP	SUP	SUP	SUP	SUP		SUP	
Stable (Commercial) or Riding Academy	P	P	P	P	P	P	P		P	§18.08.202(c)(3).
Tennis Courts	P	P	P	P	P	P	P	P	P	§18.08.202(c)(5).
Theater (No Drive-in)	P	P	P	P	P	P	P		P	
Video Arcades	P	P	P	P	P	P	P		P	
LODGING										
Bed & Breakfast Inn	P	P	P	P	P	P	P	P	P	§18.08.202(d)(1).
Hotel with Nonrestricted Gaming Operation	SUP		SUP	SUP	SUP				SUP	§18.08.202(d)(3).
Hotel (Without Nonrestricted Gaming Operation)	P	P	P	P	P	P/SUP	P		P	§18.08.202(d)(4).
Hotel-Condominium	P	P	P	P	P	P	P		P	
Motel	P		P							
Motel with Nonrestricted Gaming Operation										
Recreational Vehicle Park	SUP								SUP	§18.08.202(d)(3).

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	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
	PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)									
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE										
Blood Plasma Donor Center	P	P	P	P	P	P	P		P	§18.08.202(e)(1).
Cemetery/Mau-soleum	P	P	P	P		P			P	§18.08.202(e)(2).
Church/ House of Worship	P	P	P	P	P	P	P	P	P	
College, Univer-sity, or Seminary	P	P	P	P	P	P	P	P	P	
Communication Facility, Equip-ment Only	P	P	P	P	P	P	P	P	P	§18.08.202(e)(5).
Electric Generat-ing Plant	SUP		SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(6).
Electric Utility Substation	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(6).
Funeral Parlor	P	P	P	P	P	P	P		P	
Government Fa-cility	P	P	P	P	P	P	P	P	P	
Hospital, Acute & Overnight Care	P	P	P	P	P	P	P		P	
Library, Art Gal-ery or Museum	P	P	P	P	P	P	P	P	P	
Post Office	P	P	P	P	P	P	P	P	P	
Prison/ Custodial Institution										
Public Meal Pro-vider/ Homeless Services										
Public Transit or School Bus Shel-ter	P	P	P	P	P	P	P	P	P	
School, Primary (Public or Pri-vate)	P	P	P	P	P	P	P	P	P	§18.08.202(e)(9).
School, Second-ary (Public or Private)	P	P	P	P	P	P	P	P	P	§18.08.202(e)(10).
School, Non-Tra-ditional, Second-ary (Public or Private)										

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	TOD BASE ZONING DISTRICTS									
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)										
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE										
School, Vocational/ Trade	P	P	P	P	P	P	P	P	P	§18.08.202(e)(12).
Utility Box/Well House, Back- up Generator, Pumping or Booster Station	P	P	P	P	P	P	P	P	P	§18.08.202(e)(14).
Utility Installation, Other than Listed	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(13).

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	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)										
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION										
Asphalt or Con- crete Batch Plant										
Animal & Animal Byproduct Pro- cessing										
Bus or other Transportation Terminal	P	P	P	P	P	P	P		P	§18.08.202(f)(2).
Chemical Pro- cessing and/or Manufacture				SUP						
Collection Station	SUP			SUP						§18.08.202(f)(3).
Crematorium	SUP	SUP	SUP	SUP	SUP	SUP	SUP		SUP	§18.08.202(f)(4).
Food Processing/ Wholesale Bak- ery	P	P	P	P	P	P	P		P	
Hazardous Waste										§18.08.202(f)(5).

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	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
	PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)									
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION										
Heavy Machinery & Equipment (Rental, Sales & Service)	P			P					SUP	§18.08.202(f)(6)
Helipad	P	P	P	P	P	P			P	§18.08.202(f)(7).
Indoor Manufac- turing, Process- ing, Assembly or Fabrication	P			P	P		P		SUP	
Maintenance, Repair or Reno- vation Business	P	P	P	P	P	P	P	P	P	§18.08.202(f)(9).
Mining, Sand and Gravel Excava- tion										
Mini- warehouse				SUP	SUP		SUP		SUP	§18.08.202(f)(10).
Outdoor Manu- facturing, Pro- cessing, Assem- bly or Fabrication										
Outdoor Storage	P			P	P		P		SUP	§18.08.202(f)(11). W4TC, NVTC, E4TC, SVTC: As accessory use only SVTC: South of Neil Road or CRC Southern boundary
Printing & Pub- lishing	P	P	P	P	P	P	P	P	P	
Railroad Yard or Shop										
Rental Store, w/Outdoor stor- age; Truck Rental				SUP						
Salvage or Rec- lamation of Prod- ucts (Indoors)	SUP									
Septic Tank Ser- vices										
Showroom	P	P	P	P	P	P	P	P	P	
Taxidermist	P	P	P	P	P	P	P	P	P	

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	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
	PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)									
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION										
Towing & Impound Yard				SUP						§18.08.202(f)(13).
Transfer Station										§18.08.202(f)(14).
Truck Stop										§18.08.202(f)(15).
Truck Terminal										
Warehouse/ Distribution Center	P			P	P				SUP	E4TC: Outdoor Noise typically associated with the moving of vehicles and equipment is permitted
Welding Repair	P			P					SUP	§18.08.202(f)(16).
Wholesale of Construction Materials	P			P					SUP	§18.08.202(f)(17).
Wholesale of Products Manufactured or Assembled On Site	P			P					SUP	
Wrecking Yard, Salvage Yard, or Junk Yard (Outside)										
OTHER										
Farm (No Commercial Slaughtering)										
Poultry and Hog Farm										



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	E4TC	MSTC	MSTC/ RLM	NVC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
	ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)									
Accessory Dwelling or Caretakers Quarters/ Domestic or Security Unit	A	A	A	A	A	A	A	A	A	§18.08.203(e)(1)
Accessory Retail Sales Associated with a Principal Manufacturing, Wholesaling, Distribution or Warehousing Use										
Automobile Rental										
Bakery, Retail										
Bar										
Barber/ Beauty Shop										
Bus or other Transportation Terminal										
Caretakers Quarters	A	A	A	A	A	A	A	A	A	§18.08.203(e)(1).
Child Care, In Home (1—6 Children)	A	A	A	A	A	A	A	A	A	§18.08.203(e)(3).
Child Care, In Home (7—12 Children)	A	A	A	A	A	A	A	A	A	§18.08.203(e)(3).
Child Care Center										§18.08.202(b)(6).
Commercial Amusement/ Recreation (Outside)										
Commercial Amusement/ Recreation (Inside)										
Community Center, Private	A	A	A	A	A	A	A	A	A	
Copy Center										

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	E4TC	MSTC	MSTC/ RLM	NVC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
	ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)									
Drive-through Facility (Food and Beverage Service		A	A	A	SUP					§18.08.202(b)(10).
Drive-through Facility (Non- Food and Bever- age Service		A	A	A	SUP					§18.08.202(b)(10).
Financial Institu- tion										
Fitness Center										
Gaming Opera- tion, Restricted	A	A	A	A	A	A	A		A	§18.08.202(c)(2).
General Personal Service										
Government Fa- cility										
Guest Quarters or Guest House										
Gun Range (In- door)										
Home Occupa- tion	A	A	A	A	A	A	A	A	A	§18.08.203(e)(3).
Indoor Storage, incidental to a permitted use	A	A	A	A	A	A	A	A	A	
Laundry, Drop- off/Pickup										
Laundry, Self Service										
Library, Art Gal- lery or Museum										
Pet Store										
Pool or Billiard Parlor										
Post Office										
Recording Studio										
Restaurant with Alcohol Service										
Restaurant with- out Alcohol Ser- vice										

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	TOD BASE ZONING DISTRICTS									
	E4TC	MSTC	MSTC/ RLM	NVC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)										
School, Vocation- al/ Trade										
Satellite Dish										
Service Station										
Showroom										
Sidewalk Cafes	A	A	A	A	A	A	A	A	A	§18.08.203(e)(5).
Tennis Courts										
Theater (No Drive-in)										
TV Broadcasting & Other Commu- nication Service										
Utility Alternative System	A	A	A	A	A	A	A	A	A	
Warehouse/ Distribution Center					A		A			
Wedding Chapel										
Welding Repair										
Video Arcades										

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	TOD BASE ZONING DISTRICTS									
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
TEMPORARY USES See Section 18.08.204 (Standards for Temporary Uses and Structures)										
Garage Sales										
Temporary As- phalt or Concrete Batch Plant										

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	TOD BASE ZONING DISTRICTS									
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR		W4TC
TEMPORARY USES See Section 18.08.204 (Standards for Temporary Uses and Structures)										
Temporary Carni- val, Circus, En- tertainment Event, Amuse- ment Ride	P	P	P	P	P	P	P		P	§18.08.204(d)(3).
Temporary Christmas Tree Sales Lot & Simi- lar Uses	P	P	P	P	P	P	P		P	§18.08.204(d)(4).
Temporary Con- struction Struc- tures	P	P	P	P	P	P	P	P	P	§18.08.204(d)(5).
Temporary Real Estate Sales Of- fices										§18.08.204(d)(6).
Temporary Open Lot Parking	P	P	P	P	P	P	P	P	P	§18.08.204(d)(7).
Stockpiling	P	P	P	P	P	P	P	P	P	§18.08.204(d)(8).
Temporary Urban Farm	P	P	P	P	P	P			P	§18.08.204(d)(9).

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 1, 5-22-01; Ord. No. 5294, § 3, 1-8-02; Ord. No. 5363, § 1, 8-20-02; Ord. No. 5473, § 1, 7-16-03; Ord. No. 5750, § 1, 9-28-05; Ord. No. 5755, § 3, 10-12-05; Ord. No. 5762, § 1, 11-16-05; Ord. No. 5767, § 1, 11-16-05; Ord. No. 5821, § 1, 4-5-06; Ord. No. 5924, § 1, 5-9-07; Ord. No. 5938, § 1, 6-27-07; Ord. No. 5944, § 1, 6-27-07; Ord. No. 5972, § 1, 9-26-07; Ord. No. 5983, § 1, 11-28-07; Ord. No. 5993, § 1, 12-12-07; Ord. No. 6000, § 5, 1-30-08; Ord. No. 6007, § 1, 2-27-08; Ord. No. 6015, § 1, 4-9-08; Ord. No. 6042, § 1, 7-16-08; Ord. No. 6111, § 1, 7-15-09; Ord. No. 6118, § 1, 9-9-09; Ord. No. 6124, § 2, 9-23-09; Ord. No. 6143, § 1, 4-14-10; Ord. No. 6145, § 1, 4-14-10; Ord. No. 6152, § 1, 6-9-10; Ord. No. 6171, § 9, 1-19-11; Ord. No. 6182, § 1, 5-11-11; Ord. No. 6191, § 1, 7-6-11; Ord. No. 6200, § 1, 9-14-11; Ord. No. 6247, § 1, 9-12-12; Ord. No. 6309, § 1, 11-6-13)